

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Northgate / 7

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 778

Range of Sale Dates: 1/2003 - 12/2005

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2005 Value</b>	\$181,800	\$144,100	\$325,900	\$351,600	92.7%	13.48%
<b>2006 Value</b>	\$192,200	\$153,200	\$345,400	\$351,600	98.2%	13.21%
<b>Change</b>	+\$10,400	+\$9,100	+\$19,500		+5.5%	-0.27%
<b>% Change</b>	+5.7%	+6.3%	+6.0%		+5.9%	-2.00%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -2.00% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2005 Value</b>	\$184,700	\$138,300	\$323,000
<b>2006 Value</b>	\$195,300	\$147,500	\$342,800
<b>Percent Change</b>	+5.7%	+6.7%	+6.1%

Number of one to three unit residences in the Population: 4833

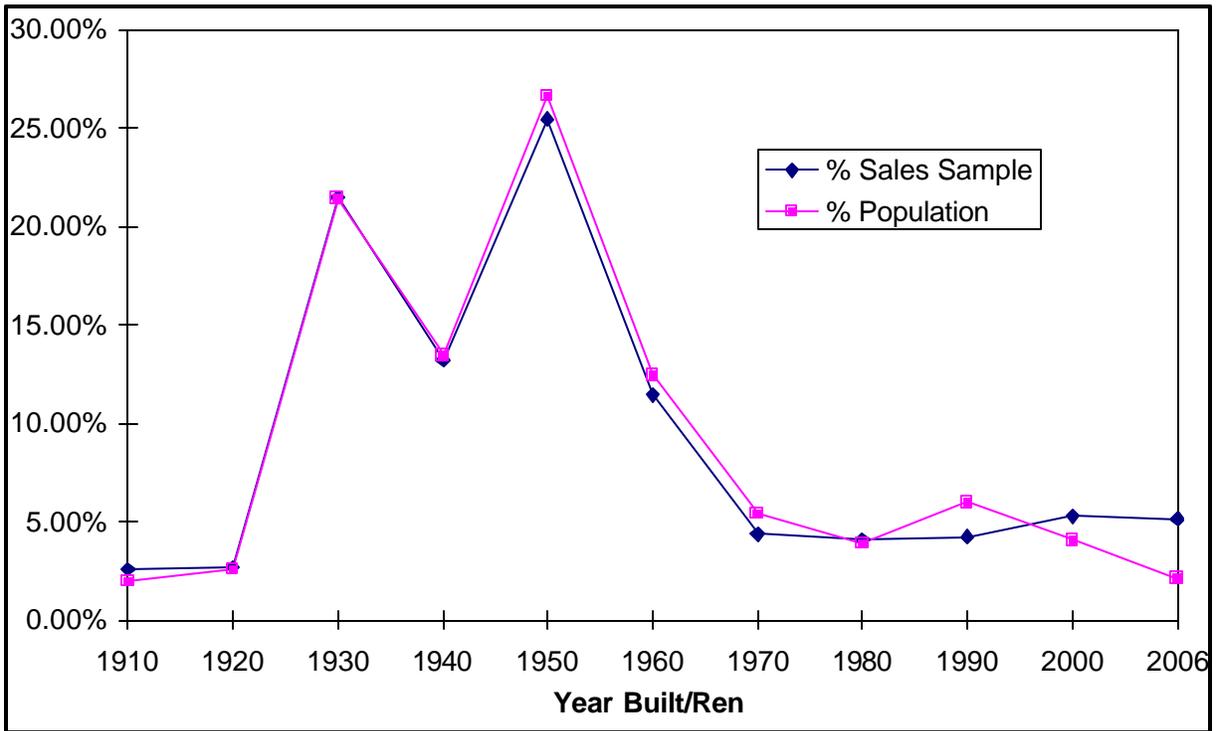
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with one-story homes without basements or houses with daylight basements or properties impacted by traffic coding greater than moderate had a higher assessment ratio than other properties and need less upward adjustment. Properties located in Subarea 6 with a lot size less than 12001 square feet or with a lot size greater than 12000 square feet had a lower assessment ratio and needed a greater upward adjustment than other properties. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	20	2.57%
1920	21	2.70%
1930	167	21.47%
1940	103	13.24%
1950	198	25.45%
1960	89	11.44%
1970	34	4.37%
1980	32	4.11%
1990	33	4.24%
2000	41	5.27%
2006	40	5.14%
	778	

Population		
Year Built/Ren	Frequency	% Population
1910	95	1.97%
1920	125	2.59%
1930	1035	21.42%
1940	650	13.45%
1950	1288	26.65%
1960	601	12.44%
1970	262	5.42%
1980	189	3.91%
1990	289	5.98%
2000	196	4.06%
2006	103	2.13%
	4833	

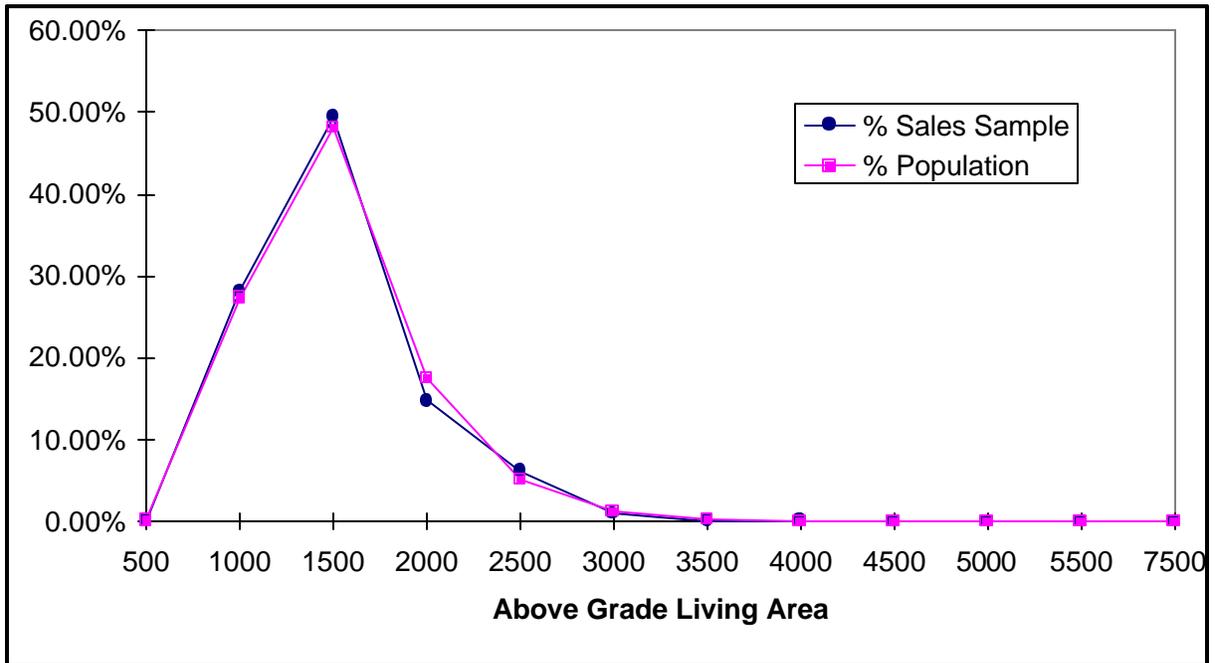


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

**Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.13%
1000	219	28.15%
1500	385	49.49%
2000	115	14.78%
2500	48	6.17%
3000	8	1.03%
3500	1	0.13%
4000	1	0.13%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	<b>778</b>	

<b>Population</b>		
AGLA	Frequency	% Population
500	8	0.17%
1000	1322	27.35%
1500	2327	48.15%
2000	849	17.57%
2500	248	5.13%
3000	59	1.22%
3500	14	0.29%
4000	3	0.06%
4500	0	0.00%
5000	3	0.06%
5500	0	0.00%
7500	0	0.00%
	<b>4833</b>	

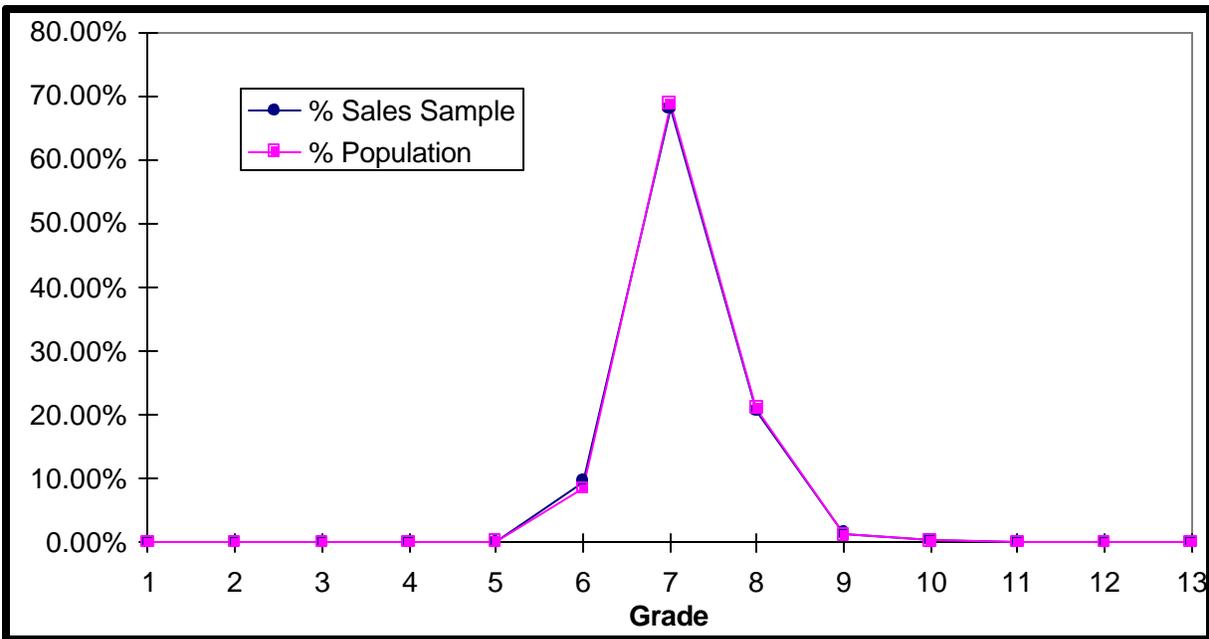


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

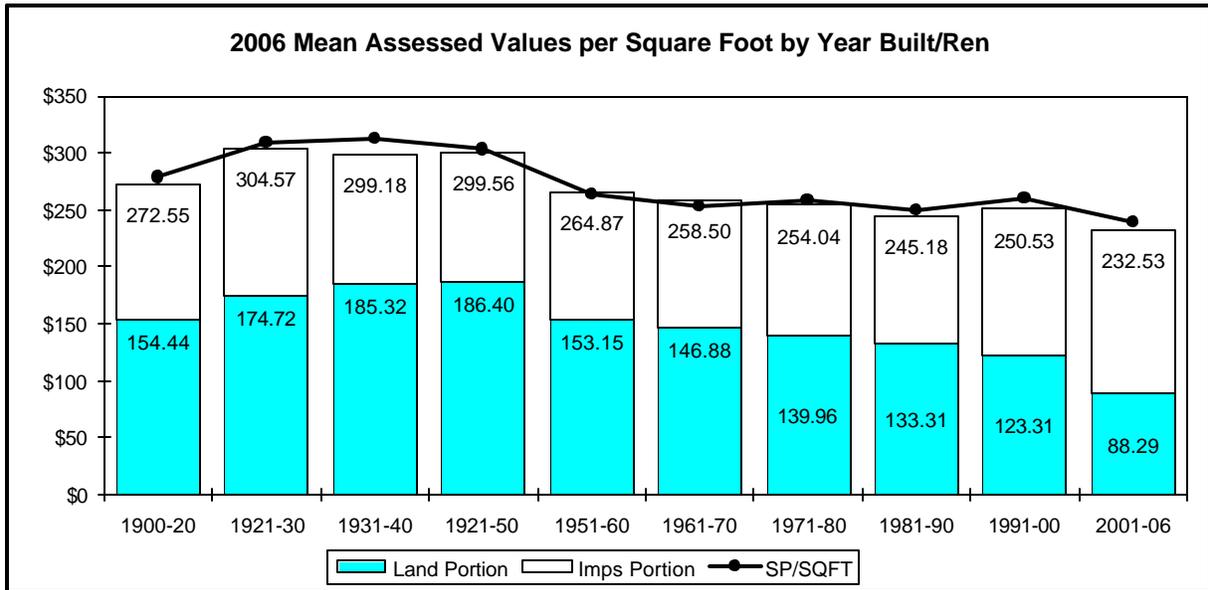
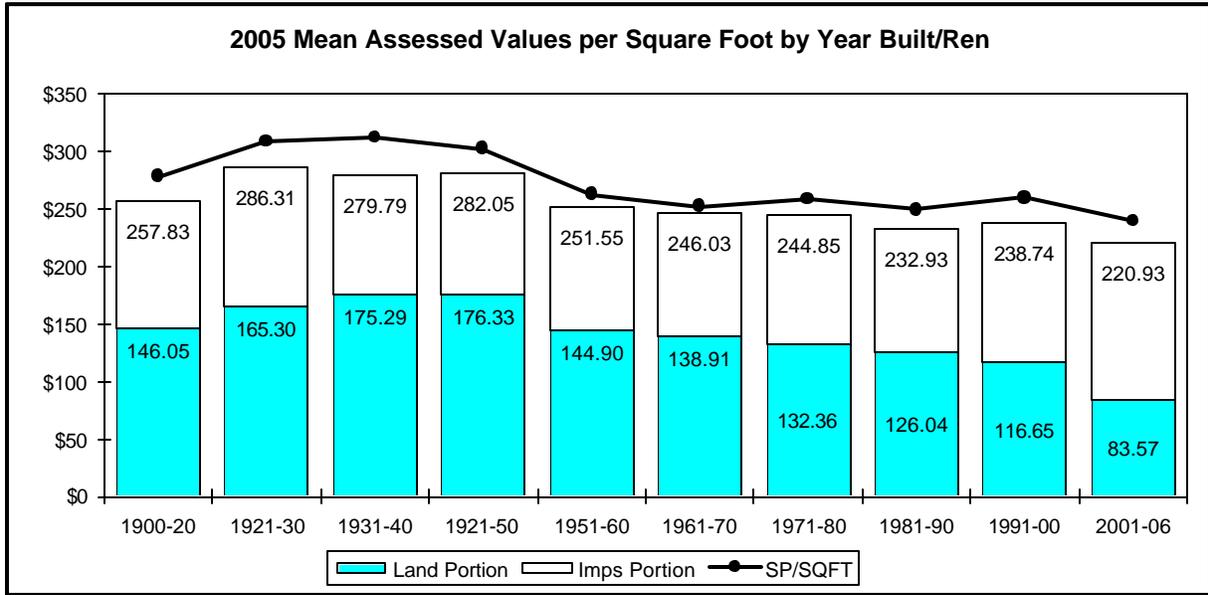
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	74	9.51%
7	529	67.99%
8	161	20.69%
9	11	1.41%
10	3	0.39%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	778	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	10	0.21%
6	414	8.57%
7	3323	68.76%
8	1019	21.08%
9	55	1.14%
10	11	0.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	4833	



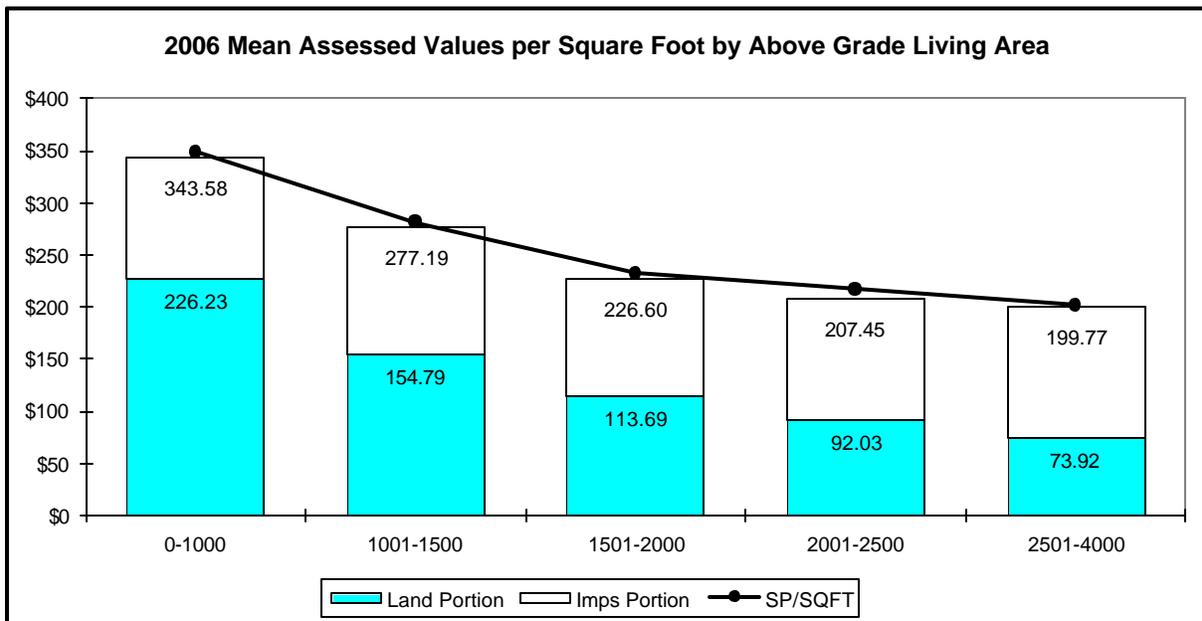
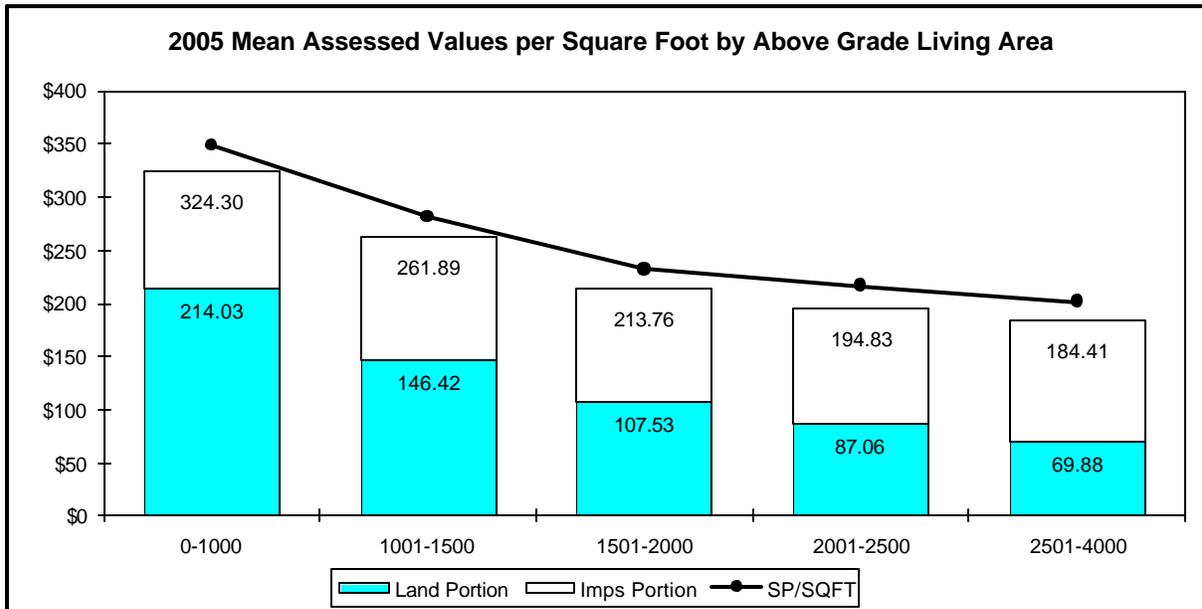
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



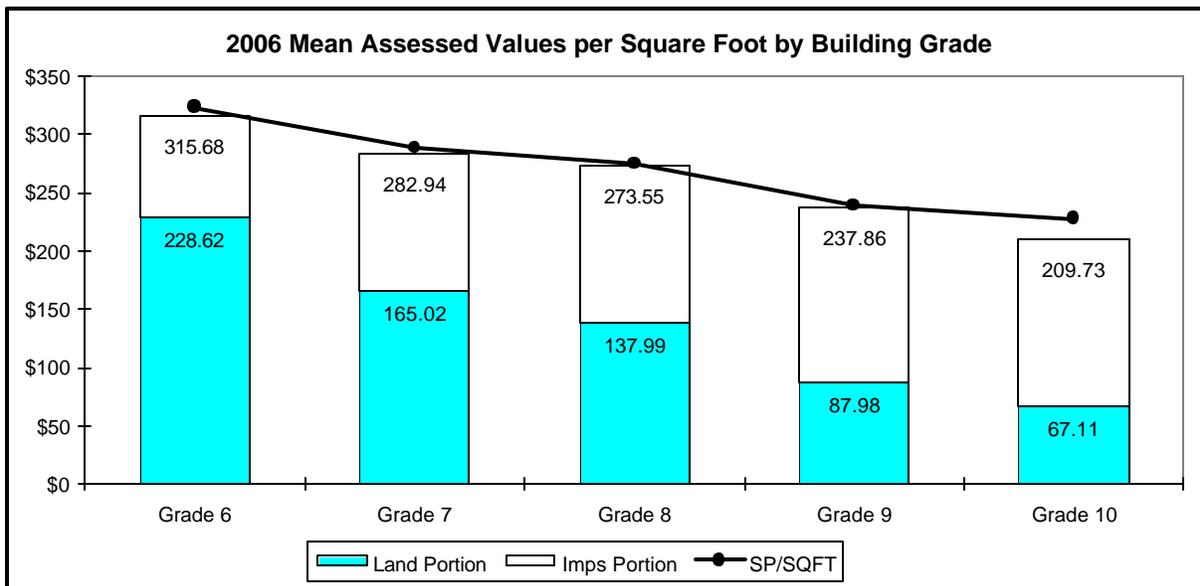
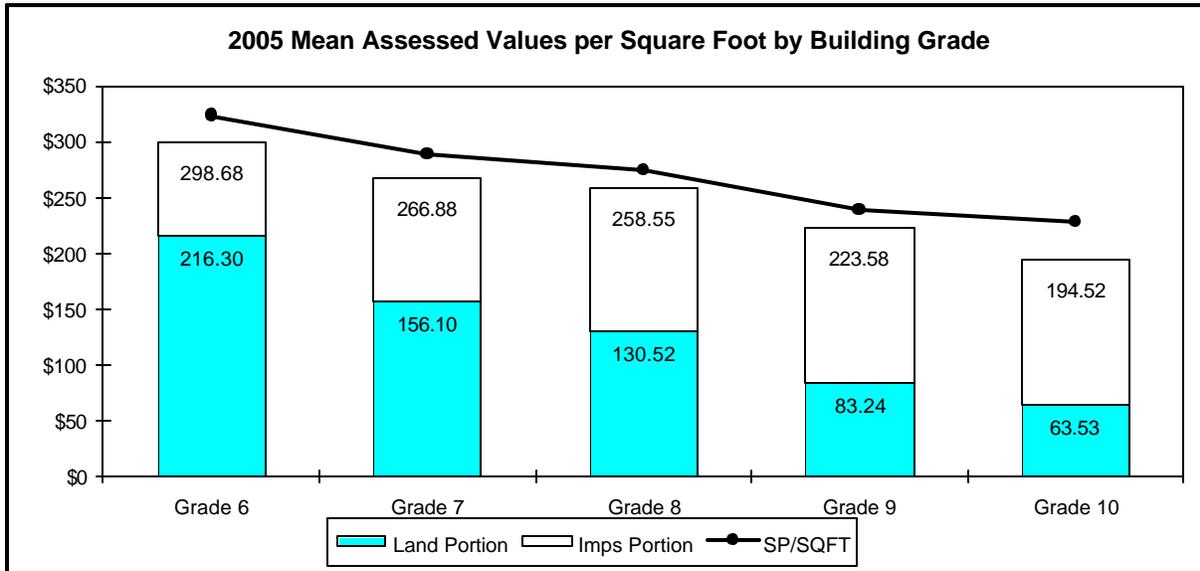
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area

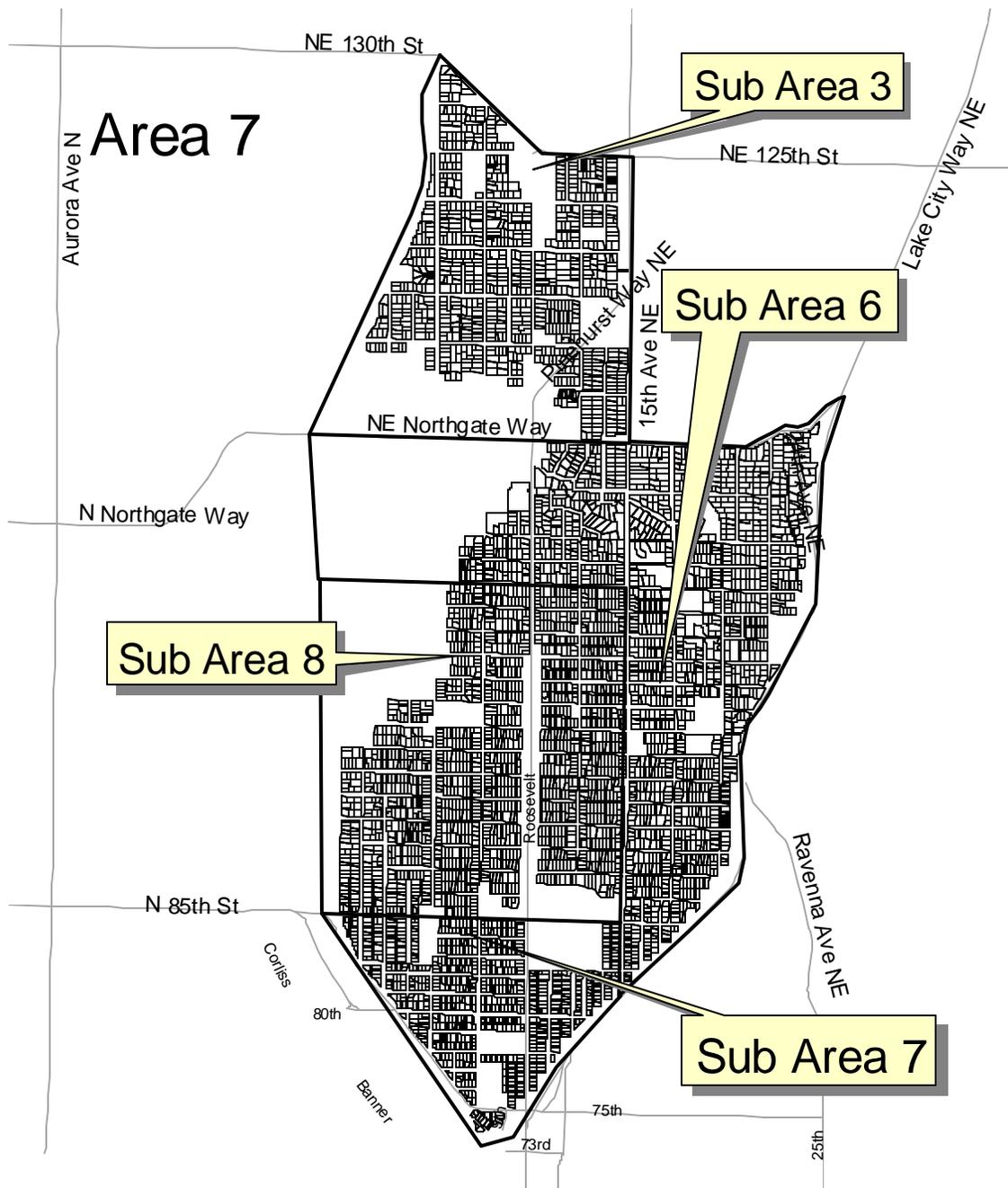


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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January 3, 2005

0 0.08 0.16 0.24 0.32 Miles

King County  
Department of Assessments

File Name: JS c:\data\assess\map\2005\area 7\area 7 map.apr

## Annual Update Process

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2006\ Land\ Value = 2005\ Land\ Value \times 1.06, \text{ with the result rounded down to the next } \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 778 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with one-story homes without basements or houses with daylight basements or properties impacted by traffic coding greater than moderate had a higher assessment ratio than other properties and need less upward adjustment. Properties located in Subarea 6 with a lot size less than 12001 square feet or with a lot size greater than 12000 square feet had a lower assessment ratio and needed a greater upward adjustment than other properties.

The derived adjustment formula is:

**2006 Total Value = 2005 Total Value / (0.9348133) + (-0.0277882 if located in Sub area 6 and has a lot size less than 12001 square feet) + (-0.106277 if the lot size is greater than 12000 square feet) + (0.02915321 if a one-story house without a basement) + (0.05001917 if the house has a daylight basement)+ (0.02580821 if the property is located on a street with traffic noise greater than moderate)**

The resulting total value is rounded down to the next \$1,000, then:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a parcel, apply the model to the principal building.
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value \* 1.06) – (New Land Value) = New Improvement Value.
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

**2006 Total Value = 2006 Land Value + Previous Improvement Value \* 1.06, with results rounded down to the next \$1,000**

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 7 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.97%

<b>Subarea 6 with a lot size less than 12001 square feet</b>	<b>Yes</b>
% Adjustment	3.28%
<b>Lot size greater than 12000 square feet</b>	<b>Yes</b>
% Adjustment	13.72%
<b>One-story house without a basement</b>	<b>Yes</b>
% Adjustment	-3.24%
<b>Houses with daylight basements</b>	<b>Yes</b>
% Adjustment	-5.43%
<b>Traffic greater than moderate</b>	<b>Yes</b>
% Adjustment	-2.87%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a lot size greater than 12000 square feet would *approximately* receive a 20.69% upward adjustment (6.97% + 13.72%). There are 144 parcels in the population with this characteristic of which 15 have sold.

A parcel located in Subarea 6 having a lot size less than 12001 square feet would *approximately* receive a 10.25% upward adjustment (6.97% + 3.28%). There are 1430 parcels in the population with this characteristic of which 240 have sold.

A house with a daylight basement would *approximately* receive a 1.54% upward adjustment (6.97% - 5.43%). There are 1069 parcels in the population with this characteristic of which 156 have sold.

38% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	74	0.921	0.974	5.7%	0.943	1.005
7	529	0.925	0.981	6.0%	0.969	0.992
8	161	0.936	0.991	5.9%	0.970	1.011
9	11	0.937	0.996	6.4%	0.939	1.054
10	3	0.858	0.926	8.0%	0.814	1.039
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1910	20	0.906	0.957	5.6%	0.877	1.037
1911-1920	21	0.946	1.004	6.1%	0.940	1.069
1921-1930	167	0.925	0.983	6.3%	0.963	1.003
1931-1940	103	0.894	0.959	7.3%	0.931	0.987
1941-1950	198	0.928	0.986	6.3%	0.967	1.005
1951-1960	89	0.951	1.004	5.5%	0.978	1.029
1961-1970	34	0.976	1.029	5.4%	0.982	1.075
1971-1980	32	0.937	0.973	3.9%	0.929	1.017
1981-1990	33	0.939	0.989	5.3%	0.946	1.032
1991-2000	41	0.927	0.972	4.9%	0.931	1.013
>2000	40	0.910	0.964	5.9%	0.934	0.993
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	373	0.918	0.971	5.7%	0.957	0.984
Good	341	0.936	0.994	6.2%	0.980	1.008
Very Good	64	0.925	0.988	6.8%	0.957	1.020
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	499	0.928	0.981	5.7%	0.969	0.993
1.5	190	0.925	0.983	6.3%	0.964	1.003
2	81	0.928	0.988	6.5%	0.964	1.013
2.5	4	0.927	1.001	7.9%	0.791	1.211
3	4	0.868	0.928	6.9%	0.860	0.996

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	68	0.936	0.992	6.0%	0.961	1.023
0801-1000	152	0.927	0.982	5.9%	0.960	1.004
1001-1500	385	0.932	0.986	5.8%	0.973	1.000
1501-2000	115	0.923	0.978	6.0%	0.955	1.002
2001-2500	48	0.899	0.957	6.5%	0.926	0.989
2501-4000	10	0.912	0.988	8.4%	0.879	1.097
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	721	0.928	0.984	6.1%	0.974	0.993
Yes	57	0.916	0.967	5.6%	0.929	1.005
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	778	0.927	0.982	6.0%	0.973	0.992
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	116	0.943	0.987	4.7%	0.964	1.010
6	252	0.911	0.981	7.7%	0.964	0.997
7	137	0.941	0.994	5.6%	0.970	1.017
8	273	0.928	0.976	5.2%	0.961	0.991
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3001	29	0.931	0.978	5.1%	0.919	1.037
03001-04000	56	0.921	0.976	5.9%	0.940	1.011
04001-05000	105	0.959	1.008	5.1%	0.983	1.032
05001-06000	178	0.925	0.979	5.9%	0.960	0.998
06001-07000	177	0.926	0.982	6.1%	0.962	1.002
07001-08000	118	0.914	0.965	5.6%	0.942	0.989
08001-10000	79	0.935	0.991	6.0%	0.961	1.021
10001-12000	21	0.913	0.966	5.8%	0.908	1.023
>12000	15	0.848	0.989	16.6%	0.925	1.053

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

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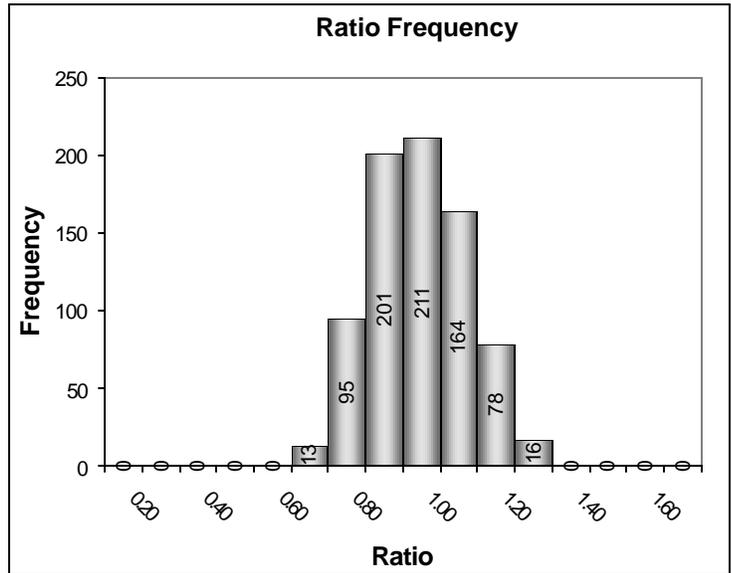
Sub 6 w/ lot size < 12001 sq ft	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	538	0.931	0.983	5.5%	0.972	0.994
Yes	240	0.917	0.982	7.1%	0.964	0.999
Houses w/ Daylight Basements	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	622	0.919	0.981	6.7%	0.971	0.992
Yes	156	0.956	0.986	3.2%	0.968	1.005
Ramblers w/o Basements	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	656	0.925	0.983	6.2%	0.973	0.993
Yes	122	0.938	0.981	4.6%	0.957	1.005
Traffic > Moderate	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	644	0.922	0.982	6.5%	0.972	0.992
Yes	134	0.952	0.985	3.5%	0.961	1.010

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 4/27/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Northgate	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	778
<i>Mean Assessed Value</i>	325,900
<i>Mean Sales Price</i>	351,600
<i>Standard Deviation AV</i>	66,174
<i>Standard Deviation SP</i>	85,265
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.943
<i>Median Ratio</i>	0.940
<i>Weighted Mean Ratio</i>	0.927
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.637
<i>Highest ratio:</i>	1.267
<i>Coefficient of Dispersion</i>	11.17%
<i>Standard Deviation</i>	0.127
<i>Coefficient of Variation</i>	13.48%
<i>Price Related Differential (PRD)</i>	1.018
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.927
<i>Upper limit</i>	0.953
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.934
<i>Upper limit</i>	0.952
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4833
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.127
<b>Recommended minimum:</b>	26
<i>Actual sample size:</i>	778
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	395
<i># ratios above mean:</i>	383
<i>z:</i>	0.430
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

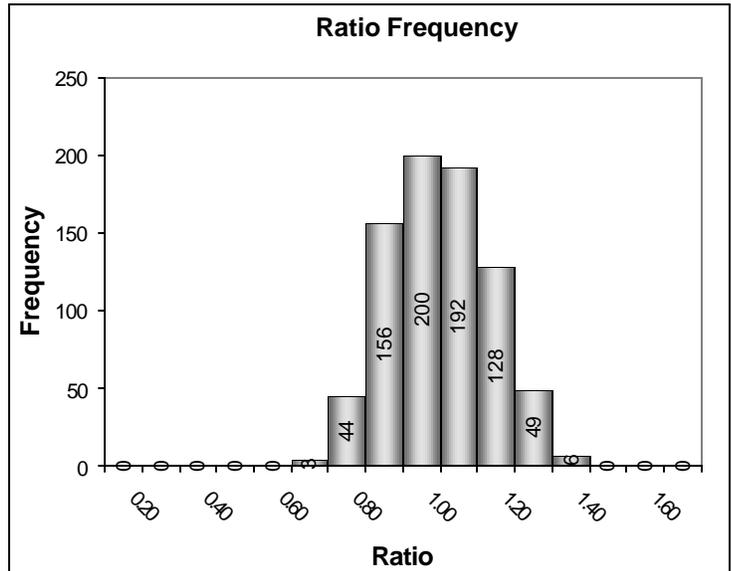
1 to 3 Unit Residences throughout area 7

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/27/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Northgate	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	778
<i>Mean Assessed Value</i>	345,400
<i>Mean Sales Price</i>	351,600
<i>Standard Deviation AV</i>	71,707
<i>Standard Deviation SP</i>	85,265
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.999
<i>Median Ratio</i>	0.997
<i>Weighted Mean Ratio</i>	0.982
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.693
<i>Highest ratio:</i>	1.324
<i>Coefficient of Dispersion</i>	10.89%
<i>Standard Deviation</i>	0.132
<i>Coefficient of Variation</i>	13.21%
<i>Price Related Differential (PRD)</i>	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.981
<i>Upper limit</i>	1.008
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.989
<i>Upper limit</i>	1.008
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4833
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.132
<b>Recommended minimum:</b>	28
<i>Actual sample size:</i>	778
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	396
<i># ratios above mean:</i>	382
<i>z:</i>	0.502
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 7

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
3	641160	0182	7/22/2003	217000	720	180	6	1947	4	9035	0	0	11606 3RD AV NE
3	204450	0212	10/24/2003	235000	730	0	6	1945	4	6217	0	0	11745 14TH AV NE
3	641210	0091	4/12/2004	215000	760	0	6	1940	4	5692	0	0	332 NE 120TH ST
3	156010	0195	1/28/2005	265000	770	0	6	1943	4	7050	0	0	11312 12TH AV NE
3	641410	0752	6/29/2004	226600	770	0	6	1951	4	6932	0	0	12749 ROOSEVELT WY NE
3	641360	0298	2/9/2005	195000	770	0	6	1947	3	6360	0	0	12303 8TH AV NE
3	641310	0121	7/24/2003	224900	790	0	6	1950	4	7200	0	0	822 NE 115TH ST
3	156010	0230	9/8/2005	251230	800	0	6	1943	4	7000	0	0	11346 12TH AV NE
3	641310	0323	4/28/2005	190000	800	0	6	1950	4	7994	0	0	11715 9TH AV NE
3	204450	0090	5/28/2003	195000	820	0	6	1941	3	9014	0	0	11520 ROOSEVELT WY NE
3	204450	0051	7/26/2005	262000	830	0	6	1942	4	6413	0	0	11700 ROOSEVELT WY NE
3	641160	0198	1/7/2005	245000	860	0	6	1941	4	5400	0	0	11544 4TH AV NE
3	156010	0085	11/21/2005	284000	870	0	6	1943	3	6850	0	0	11322 14TH AV NE
3	204450	0050	10/14/2005	275000	910	0	6	1942	3	6393	0	0	11706 ROOSEVELT WY NE
3	641310	0102	11/24/2003	227000	930	0	6	1944	3	6110	0	0	11529 8TH AV NE
3	641160	0184	2/21/2005	242500	950	0	6	1930	4	8280	0	0	311 NE 117TH ST
3	641310	0090	4/11/2005	240000	970	0	6	1942	4	5850	0	0	11539 8TH AV NE
3	292604	9370	1/9/2003	206800	970	0	6	1949	4	7361	0	0	1215 NE 125TH ST
3	641360	0120	10/20/2004	226000	980	0	6	1967	4	7490	0	0	12036 8TH AV NE
3	641310	0073	9/9/2004	254700	770	0	7	1941	3	4000	0	0	11549 8TH AV NE
3	292604	9169	8/19/2005	284888	830	450	7	1942	3	6722	0	0	11353 5TH AV NE
3	271110	0015	4/16/2004	238000	850	0	7	1947	4	6000	2	0	917 NE 113TH ST
3	271110	0060	6/3/2004	222950	850	0	7	1947	4	6004	0	0	905 NE 114TH ST
3	292604	9191	5/16/2003	279900	860	360	7	1941	4	6250	0	0	315 NE 115TH ST
3	641360	0188	5/3/2005	223300	890	0	7	1950	4	7200	0	0	839 NE 123RD ST
3	260520	0010	7/31/2003	235000	910	0	7	1950	4	7311	0	0	12349 11TH AV NE
3	260520	0025	10/25/2004	216000	910	0	7	1949	3	7311	0	0	12331 11TH AV NE
3	641160	0172	10/13/2004	305450	940	940	7	1916	4	6930	0	0	11526 3RD AV NE
3	271160	0035	6/23/2004	274000	940	290	7	1951	5	5150	0	0	11425 12TH AV NE
3	271160	0035	2/25/2003	240000	940	290	7	1951	5	5150	0	0	11425 12TH AV NE
3	641410	0121	5/4/2004	239000	950	0	7	1950	3	6000	0	0	12534 8TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
3	641360	0146	4/16/2004	268500	960	320	7	1942	4	7200	0	0	12005 ROOSEVELT WY NE
3	641310	0203	7/1/2003	208000	960	0	7	1955	3	8619	0	0	11537 ROOSEVELT WY NE
3	641310	0231	11/8/2005	325000	990	0	7	1952	4	7200	0	0	11721 7TH AV NE
3	543330	0005	2/14/2005	267500	990	0	7	1950	3	7800	0	0	1423 NE 113TH ST
3	641310	0174	9/27/2004	268000	1000	0	7	1960	4	7200	0	0	11501 ROOSEVELT WY NE
3	292604	9001	3/9/2005	276472	1060	630	7	1926	3	11130	0	0	12305 14TH AV NE
3	641360	0278	8/10/2005	320650	1060	570	7	1983	3	6128	0	0	827 A NE 125TH ST
3	641410	0013	8/19/2004	235500	1090	0	7	1952	4	7200	0	0	510 NE 125TH ST
3	641310	0071	9/10/2004	324500	1100	0	7	1937	5	9120	0	0	535 NE 117TH ST
3	641410	0061	9/8/2004	349000	1130	0	7	1947	4	7729	0	0	12521 8TH AV NE
3	204450	0142	12/12/2005	374950	1130	640	7	1952	4	6000	0	0	11545 12TH AV NE
3	925990	0045	8/11/2005	300000	1130	0	7	1955	4	7311	0	0	12325 11TH AV NE
3	641410	0060	8/5/2003	324900	1130	180	7	1947	4	7729	0	0	12515 8TH AV NE
3	204450	0254	3/10/2003	230000	1130	0	7	1941	3	6907	0	0	1218 NE 117TH ST
3	292604	9121	1/28/2004	252800	1130	0	7	1971	4	11475	0	0	11348 5TH AV NE
3	641310	0360	11/12/2003	265000	1140	0	7	1948	4	8204	0	0	923 NE 120TH ST
3	641160	0203	10/13/2004	320000	1150	1150	7	1972	3	11652	0	0	11533 5TH AV NE
3	641410	0055	3/24/2003	344000	1150	660	7	2002	3	7228	0	0	536 NE 125TH ST
3	641310	0110	12/19/2003	193000	1150	0	7	1964	5	5850	0	0	558 NE 115TH ST
3	204450	0066	11/1/2005	355000	1160	360	7	1985	3	7200	0	0	1029 NE 117TH ST
3	641360	0147	7/22/2004	265000	1170	1070	7	1946	3	7526	0	0	12009 ROOSEVELT WY NE
3	641160	0215	6/23/2005	395000	1210	720	7	1989	3	6596	0	0	11511 5TH AV NE
3	641360	0072	6/7/2004	320412	1230	260	7	1963	3	12240	0	0	12035 8TH AV NE
3	641360	0273	8/17/2004	362500	1260	850	7	1999	3	6754	0	0	12338 8TH AV NE
3	292604	9543	4/12/2004	310000	1260	870	7	1995	3	6187	0	0	1201 NE 125TH ST
3	641410	0104	9/16/2005	439950	1270	500	7	1939	3	7200	0	0	802 NE 125TH ST
3	641160	0163	1/14/2005	266250	1280	0	7	1947	4	9045	0	0	148 NE 115TH ST
3	641360	0015	12/14/2005	234000	1280	0	7	1941	3	8704	0	0	12016 5TH AV NE
3	641360	0100	5/27/2005	247500	1290	0	7	1964	4	7440	0	0	12018 8TH AV NE
3	204450	0242	6/10/2003	270000	1290	0	7	1952	4	9120	0	0	11714 12TH AV NE
3	641360	0123	3/15/2005	260000	1290	0	7	1950	4	7403	0	0	12040 8TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
3	204450	0243	5/9/2003	252000	1290	0	7	1952	4	10800	0	0	11712 12TH AV NE
3	641210	0095	8/22/2005	326689	1310	0	7	1954	3	5200	0	0	348 NE 120TH ST
3	641160	0186	6/16/2004	270000	1310	120	7	1934	3	9552	0	0	11622 3RD AV NE
3	292604	9557	6/26/2003	279950	1320	280	7	2003	3	1873	0	0	1225 NE 124TH ST
3	292604	9556	7/18/2003	283000	1330	130	7	2003	3	1687	0	0	1229 NE 124TH ST
3	292604	9324	7/11/2003	279950	1330	130	7	2003	3	2189	0	0	1223 NE 124TH ST
3	292604	9555	6/12/2003	277000	1330	130	7	2003	3	1954	0	0	1231 NE 124TH ST
3	641310	0163	9/28/2005	359950	1340	0	7	1949	3	7800	0	0	817 NE 117TH ST
3	204450	0068	10/25/2004	327000	1340	610	7	1985	3	7478	0	0	1019 NE 117TH ST
3	271160	0030	3/25/2004	280000	1340	1340	7	1951	3	7000	0	0	11415 12TH AV NE
3	292604	9545	9/4/2003	375125	1350	900	7	2003	3	5500	0	0	825 NE 115TH ST
3	292604	9244	9/3/2003	375000	1350	900	7	2003	3	5500	0	0	821 NE 115TH ST
3	292604	9082	4/12/2005	434000	1380	170	7	1927	5	11045	0	0	12055 14TH AV NE
3	641310	0340	11/15/2005	355000	1380	0	7	1949	4	8153	0	0	11744 8TH AV NE
3	641310	0094	11/3/2003	258000	1390	0	7	1988	3	6500	0	0	11528 7TH AV NE
3	641410	0103	2/18/2003	283000	1390	840	7	1940	4	7200	0	0	808 NE 125TH ST
3	925990	0030	10/13/2005	340000	1400	0	7	1954	4	7343	0	0	1030 NE 123RD ST
3	292604	9446	11/19/2003	212500	1410	0	7	1975	3	6941	0	0	1103 NE 123RD ST
3	641410	0072	4/22/2004	280000	1430	0	7	1954	4	8850	0	0	533 NE 126TH ST
3	204450	0222	4/18/2005	238000	1480	0	7	1950	4	6000	0	0	11741 14TH AV NE
3	641310	0081	11/1/2005	437000	1560	480	7	1990	3	9136	0	0	11536 7TH AV NE
3	572450	0470	12/30/2004	290000	1580	0	7	1984	3	3300	0	0	1025 NE 113TH ST
3	641310	0312	3/3/2005	381900	1650	0	7	1947	4	6972	0	0	820 NE 117TH ST
3	204450	0125	5/17/2004	338000	1730	0	7	1988	3	7709	0	0	11519 C 12TH AV NE
3	781030	0035	10/20/2005	320000	1740	0	7	1981	4	7219	0	0	147 NE 116TH ST
3	082000	0014	9/7/2005	356000	1770	0	7	2001	3	1969	0	0	12328 A 14TH AV NE
3	082000	0010	10/25/2004	325000	1770	0	7	2001	3	2027	0	0	12332 A 14TH AV NE
3	204450	0161	10/23/2003	401000	1800	0	7	1947	5	9000	0	0	1046 NE 117TH ST
3	082000	0016	7/12/2005	330000	1860	0	7	2001	3	2055	0	0	12332 B 14TH AV NE
3	573050	0005	1/29/2003	281250	1870	0	7	1950	3	6327	0	0	12357 14TH AV NE
3	204450	0067	12/22/2003	291970	1900	0	7	1985	3	7200	0	0	1025 NE 117TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
3	641410	0071	11/25/2003	260000	1950	0	7	1954	4	7600	0	0	541 NE 126TH ST
3	292604	9373	4/2/2003	534750	2030	2000	7	1963	5	14000	0	0	11303 9TH AV NE
3	641410	0091	9/29/2004	355000	2040	0	7	1953	4	6000	0	0	12619 8TH AV NE
3	641360	0080	8/22/2003	311500	2130	0	7	1951	4	6120	0	0	12057 8TH AV NE
3	641360	0199	10/6/2003	322500	2180	0	7	1988	3	7219	0	0	832 NE 123RD ST
3	641310	0070	9/21/2004	329000	2320	0	7	1940	4	9000	0	0	555 NE 117TH ST
3	641360	0077	7/9/2003	335000	2830	0	7	1937	4	12250	0	0	12041 8TH AV NE
3	616100	0031	10/4/2004	338750	1220	430	8	1951	4	9656	0	0	11514 3RD AV NE
3	950990	0045	9/14/2004	355000	1290	700	8	1957	4	5827	0	0	521 NE 124TH ST
3	925990	0015	4/15/2004	281000	1310	0	8	1956	4	9276	0	0	1110 NE 123RD ST
3	616100	0005	7/22/2003	325000	1330	320	8	1947	4	10542	0	0	11527 4TH AV NE
3	223980	0070	3/28/2003	335000	1380	920	8	1959	4	7700	0	0	11550 6TH PL NE
3	641310	0282	10/6/2003	368450	1410	645	8	1959	4	7200	0	0	11732 7TH AV NE
3	641160	0462	7/26/2004	387000	1580	460	8	1958	4	7400	0	0	11715 5TH AV NE
3	641360	0055	3/9/2005	404950	1610	870	8	1962	4	7602	0	0	12005 8TH AV NE
3	641360	0346	11/11/2003	300000	1630	0	8	1961	3	11639	0	0	12314 5TH AV NE
3	641360	0345	2/12/2003	320000	1710	340	8	1946	3	6631	0	0	12316 5TH AV NE
3	223980	0080	12/15/2004	419000	1730	610	8	1959	3	7754	0	0	11556 6TH PL NE
3	641360	0102	3/14/2005	347000	2030	0	8	1967	4	10935	0	0	12012 8TH AV NE
3	641360	0122	12/6/2005	463500	2080	0	8	1958	4	7225	0	0	12207 9TH AV NE
3	641360	0177	7/7/2004	368000	2320	0	8	1956	3	8160	0	0	906 NE 122ND ST
3	641360	0103	2/28/2005	492500	2420	0	8	2005	3	7200	0	0	12010 8TH AV NE
3	292604	9157	11/29/2004	440000	2320	0	9	2002	3	7200	0	0	535 NE 115TH ST
6	802420	2480	5/10/2004	220000	500	400	6	1942	4	4410	0	0	9610 17TH AV NE
6	802420	2490	5/20/2005	279500	540	540	6	1942	4	4410	0	0	9600 17TH AV NE
6	890100	1365	7/28/2003	215000	570	0	6	1921	4	7500	0	0	10720 20TH AV NE
6	326530	0355	10/24/2005	284950	600	260	6	1927	4	7360	0	0	1909 NE 98TH ST
6	510140	5815	11/15/2004	215000	650	120	6	1926	4	6090	0	0	2148 NE 100TH ST
6	510140	2270	11/19/2003	241500	680	0	6	1940	3	4896	0	0	8903 20TH AV NE
6	510140	8507	6/29/2004	252000	690	0	6	1948	4	6380	0	0	805 NE 105TH ST
6	802420	2365	9/21/2004	233000	700	0	6	1944	4	5160	0	0	1800 NE 96TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	7537	1/10/2005	280000	710	240	6	1948	3	6336	0	0	2330 NE 103RD ST
6	510040	0350	11/17/2005	285400	720	0	6	1941	3	4000	0	0	1717 NE 86TH ST
6	510040	0340	8/7/2003	224950	750	0	6	1941	3	5200	4	0	1713 NE 86TH ST
6	510140	0994	7/13/2005	292627	760	0	6	1941	3	6380	0	0	1654 NE 86TH ST
6	802420	1880	3/25/2005	278500	760	0	6	1926	4	5080	0	0	1524 NE 97TH ST
6	510140	8479	4/21/2004	244500	760	550	6	1934	4	5712	0	0	10405 8TH AV NE
6	510140	2545	8/14/2003	292950	780	130	6	1939	4	6380	0	0	1734 NE 91ST ST
6	510040	0335	11/28/2005	309950	790	0	6	1941	5	5940	0	0	1712 NE 85TH ST
6	510140	4082	8/29/2003	299950	800	130	6	1944	3	6380	0	0	1526 NE 92ND ST
6	890200	0085	9/17/2004	255000	810	0	6	1937	3	7191	0	0	10548 VICTORY LN NE
6	890200	0295	8/15/2003	188000	810	340	6	1937	3	11000	0	0	2429 NE NORTHGATE WY
6	510140	5290	6/2/2005	290000	830	360	6	1920	3	5800	0	0	9727 LAKE CITY WY NE
6	510140	8435	5/29/2003	246000	830	0	6	1938	4	10730	0	0	536 NE 104TH ST
6	510140	5810	4/21/2004	253000	870	0	6	1926	5	6090	0	0	2154 NE 100TH ST
6	510140	8725	3/24/2004	246000	930	0	6	1924	4	5376	0	0	807 NE 104TH ST
6	510140	2348	4/22/2003	284000	1010	0	6	1914	4	6304	0	0	9018 15TH AV NE
6	510140	5757	6/9/2004	305000	1030	0	6	1927	4	5334	0	0	2117 NE 102ND ST
6	743450	0065	6/26/2003	265000	1120	0	6	1926	5	6700	0	0	1236 NE 103RD ST
6	510140	1762	1/12/2005	353000	1140	0	6	1928	4	7250	0	0	1540 NE 88TH ST
6	890100	0130	3/28/2003	255500	1180	0	6	1941	4	4950	0	0	1545 NE 107TH ST
6	510140	8568	7/15/2003	301000	1290	0	6	1987	3	7250	0	0	1015 NE 105TH ST
6	510140	2228	9/21/2004	350000	1410	0	6	1911	4	7448	0	0	1719 NE 90TH ST
6	802420	2372	7/27/2004	237400	700	0	7	1944	5	5400	0	0	1808 NE 96TH ST
6	510140	5278	10/9/2003	230000	730	0	7	1946	4	6200	0	0	9707 23RD AV NE
6	326530	0315	4/1/2005	360000	740	300	7	1933	4	8190	0	0	9709 20TH AV NE
6	510140	5800	3/25/2003	290000	750	800	7	1947	4	5334	0	0	2127 NE 102ND ST
6	510140	0859	6/29/2005	398000	770	770	7	1941	4	6380	0	0	1729 NE 88TH ST
6	510140	4116	4/21/2004	264800	770	0	7	1948	3	5376	0	0	9217 17TH AV NE
6	510140	4107	5/7/2003	246900	770	0	7	1948	3	5376	0	0	9233 17TH AV NE
6	326530	0320	8/25/2003	295000	780	500	7	1941	4	5460	0	0	9719 20TH AV NE
6	802420	1810	7/5/2005	375000	800	150	7	1940	4	5080	4	0	1539 NE 98TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	2385	12/8/2004	270000	800	160	7	1943	4	6380	0	0	1737 NE 91ST ST
6	890200	0035	7/29/2005	341092	810	0	7	1938	4	8560	0	0	10532 23RD AV NE
6	510140	7465	12/22/2005	340000	820	170	7	1941	4	7168	0	0	10328 23RD AV NE
6	510140	4121	7/2/2004	280000	820	0	7	1948	3	5376	0	0	9201 17TH AV NE
6	510140	2380	9/26/2003	315000	820	520	7	1958	4	6380	0	0	1725 NE 91ST ST
6	510140	8531	9/10/2004	330000	820	820	7	1941	5	6380	0	0	837 NE 105TH ST
6	510140	4105	9/15/2003	240000	820	0	7	1948	3	5376	0	0	9241 17TH AV NE
6	890100	0290	2/11/2005	276000	840	0	7	1938	3	5100	0	0	1534 NE 107TH ST
6	510140	2556	2/7/2003	205000	850	0	7	1930	3	6380	0	0	1729 NE 92ND ST
6	802420	2520	11/22/2005	404000	860	290	7	1940	3	6477	0	0	1727 NE 98TH ST
6	510140	2258	10/14/2005	340000	860	220	7	1931	3	6380	0	0	1742 NE 89TH ST
6	288770	0050	6/9/2004	310000	860	200	7	1923	4	2700	0	0	8232 15TH AV NE
6	510140	8595	8/17/2004	274000	860	0	7	1954	3	5520	0	0	10401 12TH AV NE
6	510140	1003	5/7/2003	287000	860	0	7	1942	5	5376	0	0	8625 17TH AV NE
6	510140	8703	11/25/2003	315000	860	700	7	1942	4	6380	0	0	1048 NE 103RD ST
6	557720	0475	10/12/2005	305000	870	0	7	1925	4	6850	0	0	1520 NE 102ND ST
6	510140	5335	6/17/2003	261900	870	390	7	1941	3	9570	0	0	2046 NE 98TH ST
6	802420	1735	10/10/2003	265000	870	420	7	1941	4	4400	5	0	9728 15TH AV NE
6	510140	0850	7/11/2005	361000	880	0	7	1937	3	6380	0	0	1712 NE 86TH ST
6	510140	1816	7/8/2005	439000	880	140	7	1928	3	5410	0	0	8807 17TH AV NE
6	510140	2652	4/14/2005	334950	880	400	7	1936	3	5376	2	0	9111 17TH AV NE
6	510140	4404	4/12/2003	279900	880	270	7	1941	3	5376	0	0	1704 NE 94TH ST
6	510140	7790	7/26/2005	295000	900	0	7	1947	4	5376	0	0	10425 20TH AV NE
6	510140	7855	6/30/2004	293000	900	600	7	1947	4	5760	0	0	10408 17TH AV NE
6	890100	1375	10/24/2003	245950	900	0	7	1939	4	6998	0	0	10736 20TH AV NE
6	510140	4356	6/25/2004	267150	920	670	7	1938	3	5376	0	0	9422 20TH AV NE
6	510140	5613	12/22/2003	290000	920	760	7	1954	4	8555	0	0	1546 NE 100TH ST
6	510140	7020	8/25/2004	360000	930	290	7	1946	4	7728	0	0	10219 23RD AV NE
6	288770	0160	4/1/2004	346000	930	500	7	1927	4	3800	0	0	8233 16TH AV NE
6	890100	0764	8/16/2005	349000	940	120	7	1945	3	9420	0	0	1715 NE 110TH ST
6	510140	2310	7/9/2003	250000	940	0	7	1949	3	8910	0	0	9008 15TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	2649	7/29/2005	298000	950	0	7	1950	3	8064	2	0	9119 17TH AV NE
6	326530	0305	5/24/2005	345000	960	0	7	1931	4	5460	0	0	9703 20TH AV NE
6	147220	0125	12/20/2004	335000	960	500	7	1978	3	6060	0	0	10616 ROOSEVELT WY NE
6	326530	0305	8/23/2004	279000	960	0	7	1931	4	5460	0	0	9703 20TH AV NE
6	147220	0130	5/27/2004	259000	960	960	7	1978	3	6240	0	0	10606 ROOSEVELT WY NE
6	288770	0060	9/19/2005	330000	970	480	7	1960	4	2700	2	0	8224 15TH AV NE
6	510140	4047	10/10/2005	381000	980	330	7	1940	3	5350	0	0	9222 15TH AV NE
6	288770	0055	5/25/2004	301000	1000	0	7	1929	4	2700	0	0	8228 15TH AV NE
6	510140	2356	3/22/2005	400000	1010	0	7	1946	4	7728	0	0	9008 17TH AV NE
6	890100	1438	6/22/2005	335000	1020	0	7	1947	4	6000	0	0	2024 NE 107TH ST
6	510140	2391	8/24/2005	440000	1040	360	7	1946	4	8700	0	0	1728 NE 90TH ST
6	510140	2292	5/21/2004	412000	1040	450	7	1952	3	12760	0	0	1528 NE 89TH ST
6	510140	2232	7/21/2005	428000	1040	850	7	1941	4	6380	0	0	1720 NE 89TH ST
6	510140	5268	3/24/2003	298999	1040	600	7	1967	3	9570	0	0	2048 NE 97TH ST
6	510140	5945	11/17/2003	259950	1050	240	7	1947	4	6930	0	0	2316 NE 102ND ST
6	802420	2135	8/17/2005	410000	1050	0	7	1992	3	7620	0	0	1525 NE 96TH ST
6	510140	5820	4/11/2005	337000	1080	0	7	1949	3	7250	0	0	2110 NE 100TH ST
6	510140	5824	11/28/2005	293160	1080	0	7	1949	3	7250	0	0	2114 NE 100TH ST
6	802420	2392	8/13/2004	338000	1100	470	7	1982	3	5103	0	0	1818 NE 96TH ST
6	510140	8738	11/20/2003	300000	1110	200	7	1952	3	8700	0	0	823 NE 104TH ST
6	510140	7350	7/1/2004	327000	1120	0	7	1946	4	8624	0	0	10314 20TH AV NE
6	510140	7510	12/21/2004	350000	1120	500	7	1972	3	6336	0	0	2316 NE 103RD ST
6	116000	0235	8/9/2004	287400	1120	0	7	1942	4	6832	0	0	10828 12TH AV NE
6	510140	8783	7/22/2003	277226	1120	1120	7	1976	3	4896	0	0	10311 ROOSEVELT WY NE
6	116000	0370	1/6/2003	279950	1120	890	7	1947	4	8704	0	0	10701 15TH AV NE
6	510140	5036	3/18/2004	311200	1130	400	7	1941	4	8000	0	0	2035 NE 97TH ST
6	510140	8638	8/22/2003	309000	1130	120	7	1946	4	6000	0	0	1246 NE 104TH ST
6	147220	0055	9/22/2004	250000	1130	0	7	1960	4	6901	0	0	1026 NE 105TH ST
6	510140	8564	6/25/2005	370000	1140	100	7	1908	5	8564	0	0	10401 ROOSEVELT WY NE
6	510140	4162	9/19/2005	380000	1160	0	7	1996	3	5376	0	0	9209 20TH AV NE
6	510140	1801	9/21/2004	375000	1160	570	7	1939	3	5376	0	0	1575 NE 89TH ST

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Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	116000	0050	6/30/2003	346500	1160	1160	7	1976	4	6900	0	0	1029 NE NORTHGATE WY
6	510140	5580	8/24/2003	289000	1160	510	7	1940	3	8700	0	0	1514 NE 100TH ST
6	890100	1366	10/17/2005	389000	1170	0	7	1982	3	7498	0	0	10722 20TH AV NE
6	743450	0225	1/26/2005	361705	1170	0	7	1948	4	6650	0	0	1241 NE 104TH ST
6	890200	0087	11/25/2004	305000	1170	360	7	1978	3	8089	0	0	10551 24TH AV NE
6	292604	9521	3/29/2005	375000	1180	550	7	1983	3	7206	0	0	1012 A NE 105TH ST
6	510140	2352	11/10/2005	331000	1180	120	7	1946	4	6496	0	0	9020 17TH AV NE
6	510140	4035	3/9/2004	277000	1180	220	7	1940	3	6598	0	0	9204 15TH AV NE
6	116000	0385	3/4/2003	278000	1180	1140	7	1940	4	8160	0	0	10719 15TH AV NE
6	510140	7285	4/12/2005	340000	1190	1070	7	1947	4	6935	0	0	1737 NE 104TH ST
6	802420	1985	10/18/2004	301000	1190	200	7	1928	4	5080	0	0	1525 NE 97TH ST
6	864150	0040	6/26/2003	339950	1200	1220	7	2002	3	6240	0	0	9108 20TH AV NE
6	802420	2170	4/22/2003	265000	1210	0	7	1929	3	6183	0	0	1548 NE 95TH ST
6	116000	0215	11/15/2005	275000	1220	0	7	1949	3	7200	0	0	1215 NE NORTHGATE WY
6	510140	8670	7/15/2005	375000	1220	700	7	1978	3	4998	0	0	10308 ROOSEVELT WY NE
6	510140	7745	9/18/2003	319950	1220	140	7	1918	4	6525	0	0	1717 NE 105TH ST
6	292604	9527	11/19/2004	336999	1220	730	7	1983	4	7200	0	0	1000 NE 105TH ST
6	116000	0140	1/13/2004	339950	1220	1070	7	1949	4	6696	0	0	10834 11TH AV NE
6	116000	0215	2/14/2003	190000	1220	0	7	1949	3	7200	0	0	1215 NE NORTHGATE WY
6	890200	0068	10/5/2005	410000	1230	280	7	1973	3	7066	2	0	10516 VICTORY LN NE
6	510140	5606	8/28/2003	384950	1230	490	7	1952	4	10752	0	0	1549 NE 102ND ST
6	890100	1485	12/14/2005	535000	1230	300	7	1940	3	15000	0	0	10548 21ST AV NE
6	802420	2360	4/12/2005	357000	1240	0	7	1925	3	10080	0	0	1717 NE 97TH ST
6	802420	2046	11/15/2004	411000	1240	630	7	1959	3	6731	2	0	1538 NE 96TH ST
6	890150	0145	6/3/2005	475000	1270	460	7	1940	4	7500	0	0	1916 NE 105TH ST
6	864150	0005	8/2/2005	321500	1270	0	7	1991	3	3360	0	0	9128 20TH AV NE
6	116000	0185	6/17/2005	406500	1270	900	7	1947	4	7800	0	0	10823 12TH AV NE
6	116000	0185	1/23/2004	329000	1270	900	7	1947	4	7800	0	0	10823 12TH AV NE
6	510140	1021	8/20/2003	295000	1270	640	7	1941	3	5376	0	0	8601 17TH AV NE
6	510140	8516	9/24/2004	324950	1280	150	7	1977	3	5945	0	0	818 NE 104TH ST
6	743450	0235	8/23/2005	350000	1290	0	7	1946	4	7714	0	0	1245 NE 104TH ST

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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	890100	0035	5/18/2005	323750	1290	400	7	1942	4	8925	0	0	1537 NE ELSHIN PL
6	510140	7145	4/15/2005	505000	1300	520	7	1948	4	19140	0	0	1744 NE 102ND ST
6	890100	0850	11/10/2005	460000	1310	0	7	1940	3	15000	0	0	10549 20TH AV NE
6	510140	4920	10/21/2005	440000	1310	790	7	1995	3	5060	0	0	2021 NE 96TH ST
6	510140	4935	3/10/2004	288000	1320	0	7	1977	3	10400	0	0	9512 20TH AV NE
6	510140	2318	4/7/2004	326000	1320	0	7	1938	4	7840	2	0	9001 17TH AV NE
6	510140	5941	4/13/2004	347000	1320	900	7	1996	3	5567	0	0	2320 NE 102ND ST
6	890200	0064	9/27/2005	389500	1330	800	7	1953	3	7646	2	0	10502 VICTORY LN NE
6	288770	0430	8/13/2003	362500	1330	0	7	1927	4	3800	0	0	8243 17TH AV NE
6	890200	0267	2/20/2003	340000	1330	930	7	2002	3	7209	5	0	10840 24TH ST NE
6	802420	1870	7/15/2004	290000	1330	1110	7	1918	4	5080	0	0	1532 NE 97TH ST
6	510140	8629	9/8/2005	439950	1350	640	7	1996	3	5077	0	0	1222 NE 104TH ST
6	802420	1659	5/27/2005	400000	1350	470	7	1942	4	8008	0	0	1538 NE 98TH ST
6	510140	5260	2/5/2003	290000	1350	0	7	1946	4	8400	0	0	2032 NE 97TH ST
6	557720	0175	8/11/2004	370000	1360	400	7	1960	3	12528	0	0	1524 NE 103RD ST
6	510140	8685	6/28/2004	372000	1360	500	7	1965	4	6525	0	0	1023 NE 104TH ST
6	864150	0365	7/15/2003	237500	1360	0	7	1988	3	3360	0	0	9000 20TH AV NE
6	890100	0763	10/27/2005	420000	1370	930	7	2002	3	8000	0	0	10754 17TH AV NE
6	890100	0763	2/26/2004	359000	1370	930	7	2002	3	8000	0	0	10754 17TH AV NE
6	116000	0405	3/23/2004	377870	1370	930	7	2004	3	8160	0	0	10745 15TH AV NE
6	510140	4395	10/3/2005	375000	1380	0	7	1963	3	5376	0	0	1707 NE 95TH ST
6	510140	2376	6/24/2004	323000	1390	580	7	1946	3	8845	0	0	1714 NE 90TH ST
6	510140	2374	4/27/2004	380000	1410	640	7	1946	5	6815	0	0	1718 NE 90TH ST
6	510140	7650	5/2/2003	335000	1420	710	7	1942	4	9570	0	0	2014 NE 104TH ST
6	510140	5930	9/15/2003	372000	1430	0	7	1998	3	5940	0	0	2319 NE 103RD ST
6	510140	8550	6/10/2004	380000	1430	1070	7	1991	4	6840	0	0	10419 ROOSEVELT WY NE
6	510140	1885	7/19/2005	425000	1440	200	7	1987	3	4785	0	0	1712 NE 88TH ST
6	510140	5547	7/10/2003	329000	1440	580	7	1946	3	5376	2	0	10020 15TH AV NE
6	741120	0030	11/17/2004	371000	1450	540	7	1937	3	7475	0	0	8515 17TH PL NE
6	510140	4902	12/16/2005	429000	1460	0	7	1940	4	9408	0	0	9524 20TH AV NE
6	890100	0940	11/14/2005	482500	1460	670	7	1941	5	6515	0	0	10747 20TH AV NE

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Area 7  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	864150	0030	9/5/2004	297500	1460	0	7	1993	3	3120	0	0	9112 20TH AV NE
6	510140	7030	4/15/2004	375000	1460	490	7	1946	4	8288	0	0	2152 NE 102ND ST
6	510140	4912	7/9/2003	308000	1460	0	7	1996	3	5376	0	0	9502 20TH AV NE
6	890100	0244	2/19/2003	217000	1460	0	7	1951	3	6860	0	0	10755 17TH AV NE
6	288770	0451	10/12/2005	570000	1510	890	7	1928	4	5035	0	0	8257 17TH AV NE
6	510140	4164	11/19/2004	390000	1540	0	7	1942	5	5376	0	0	9207 20TH AV NE
6	510140	4104	9/20/2004	371395	1550	0	7	1984	3	6380	0	0	1538 NE 92ND ST
6	510140	8736	8/12/2005	397500	1560	0	7	1979	3	5220	0	0	817 NE 104TH ST
6	510140	8736	9/3/2003	335800	1560	0	7	1979	3	5220	0	0	817 NE 104TH ST
6	890200	0160	3/25/2004	355000	1580	0	7	1939	4	10396	0	0	10944 23RD AV NE
6	510140	2588	2/20/2004	320000	1580	0	7	1970	3	5328	0	0	9151 20TH AV NE
6	510140	2600	11/16/2004	357500	1590	640	7	1951	3	4926	5	0	1511 NE 92ND ST
6	288770	0045	1/28/2004	418500	1640	740	7	1924	5	4050	2	0	8234 15TH AV NE
6	743450	0035	9/21/2005	465000	1670	0	7	2001	3	3069	0	0	10307 15TH AV NE
6	510040	0300	1/15/2004	331500	1690	0	7	1974	3	6160	0	0	8502 17TH AV NE
6	890100	0963	5/26/2004	375000	1700	0	7	1987	3	7201	0	0	10723 20TH AV NE
6	288770	0091	7/22/2004	371000	1750	0	7	1925	3	3600	0	0	8204 15TH AV NE
6	510140	7750	10/6/2004	389950	1760	600	7	1947	4	6525	0	0	1725 NE 105TH ST
6	890100	0205	8/6/2004	409990	1770	0	7	1993	3	8190	0	0	10734 15TH AV NE
6	510140	8748	9/1/2005	345000	1780	0	7	1948	3	9570	0	0	827 NE 104TH ST
6	890100	0265	8/22/2005	539000	1800	360	7	1940	5	13135	0	0	10725 17TH AV NE
6	510140	4174	2/25/2004	254000	1800	0	7	1918	4	9666	0	0	9210 20TH AV NE
6	510140	2358	3/21/2005	510000	1830	1830	7	1946	4	7720	2	0	1708 NE 90TH ST
6	890150	0081	9/19/2003	383000	1860	0	7	1987	3	8930	0	0	1726 NE 105TH ST
6	510140	2560	4/21/2003	315000	1870	0	7	1996	3	6380	0	0	1731 NE 92ND ST
6	510140	2201	6/3/2004	300000	1930	0	7	1914	3	10560	0	0	8902 20TH AV NE
6	557720	0285	8/25/2003	305000	1960	480	7	1962	3	8494	0	0	1527 NE 103RD ST
6	890100	0870	9/14/2005	465000	2020	0	7	1952	4	15000	0	0	10710 19TH AV NE
6	510140	8779	7/16/2004	305000	950	240	8	1952	4	5712	0	0	853 NE 104TH ST
6	288770	0151	6/29/2005	366500	1010	570	8	1948	3	3800	0	0	8229 16TH AV NE
6	802420	1855	7/30/2004	380000	1060	200	8	1962	3	7084	0	0	1546 NE 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	116000	0220	11/30/2005	324800	1100	430	8	1947	4	6720	0	0	10755 14TH AV NE
6	510140	2286	3/27/2003	395000	1130	1130	8	1952	3	9570	4	0	1529 NE 90TH ST
6	510140	2276	2/1/2004	330000	1130	800	8	1959	3	6720	0	0	8914 15TH AV NE
6	147220	0005	8/9/2005	407000	1160	760	8	1956	3	7072	0	0	10502 11TH AV NE
6	147220	0025	2/24/2004	332000	1160	570	8	1956	4	6298	0	0	10530 11TH AV NE
6	510140	8651	10/14/2003	300000	1200	500	8	1959	3	6018	0	0	10415 15TH AV NE
6	326530	0165	10/11/2004	425000	1220	1220	8	1951	3	8990	0	0	1718 NE 98TH ST
6	116000	0245	4/21/2005	282000	1220	0	8	1947	3	6480	0	0	10733 14TH AV NE
6	147220	0086	7/21/2004	326500	1230	460	8	1956	3	6767	0	0	1057 NE 106TH ST
6	510140	8636	10/4/2005	430000	1250	300	8	1962	4	9350	0	0	1235 NE 105TH ST
6	510140	4449	4/25/2003	292000	1270	740	8	1962	3	6720	0	0	9411 17TH AV NE
6	116000	0295	8/25/2004	390000	1270	600	8	1947	3	7680	0	0	10701 14TH AV NE
6	288770	0115	4/5/2005	375800	1290	0	8	1929	3	3800	0	0	8209 16TH AV NE
6	510140	8590	3/7/2005	365000	1290	180	8	1952	3	7685	0	0	1028 NE 104TH ST
6	890100	1410	4/5/2004	299950	1290	0	8	1953	3	6000	0	0	10811 23RD AV NE
6	510140	8602	5/10/2005	399000	1290	700	8	1956	4	6497	0	0	10421 11TH AV NE
6	510140	7655	10/24/2005	423000	1300	720	8	1946	4	9570	0	0	2026 NE 104TH ST
6	510140	4446	9/24/2004	384000	1310	700	8	1959	4	7104	0	0	9425 17TH AV NE
6	147220	0090	6/19/2003	309500	1320	680	8	1956	4	8100	0	0	1053 NE 106TH ST
6	116000	0095	4/6/2004	420000	1320	1320	8	1948	5	11808	0	0	1019 NE 108TH ST
6	890150	0060	1/4/2005	375000	1360	280	8	1938	4	7458	0	0	1746 NE 106TH ST
6	890200	0073	1/26/2005	400000	1390	800	8	1950	3	8254	2	0	10522 VICTORY LN NE
6	802420	2336	7/1/2004	368500	1400	1400	8	1955	3	7236	0	0	9502 17TH AV NE
6	802420	2141	6/19/2003	395000	1410	1100	8	1963	3	7620	2	0	1529 NE 96TH ST
6	890100	1411	7/7/2003	294000	1420	0	8	1953	4	9600	0	0	10831 23RD AV NE
6	890200	0020	11/8/2004	465000	1430	1000	8	1939	4	18699	0	0	10516 23RD AV NE
6	741120	0081	5/4/2003	411250	1430	0	8	1932	4	3816	0	0	1512 NE 85TH ST
6	510140	1798	10/13/2004	455000	1450	0	8	1928	4	5376	2	0	8825 17TH AV NE
6	292604	9406	6/28/2004	379950	1450	1350	8	1970	3	7198	0	0	10520 9TH AV NE
6	802420	2230	10/26/2005	470000	1460	1300	8	1953	3	9000	0	0	1504 NE 95TH ST
6	741120	0010	10/21/2004	510000	1460	400	8	1930	4	5832	2	0	8519 17TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	4128	7/11/2003	355000	1460	420	8	1952	3	6048	0	0	9212 17TH AV NE
6	510140	8621	2/19/2003	345000	1470	0	8	1954	5	10890	0	0	1215 NE 105TH ST
6	802420	2155	2/22/2005	316000	1470	400	8	1964	3	5600	0	0	1543 NE 96TH ST
6	510140	8650	5/29/2003	296000	1480	1230	8	1959	3	11000	0	0	1255 NE 105TH ST
6	510140	2296	6/21/2005	441000	1490	300	8	1955	3	7830	0	0	1545 NE 90TH ST
6	288770	0185	2/11/2004	382500	1500	250	8	1930	3	5700	0	0	8249 16TH AV NE
6	890100	0110	6/30/2005	440000	1520	0	8	1940	4	10692	0	0	10619 17TH AV NE
6	510140	5703	3/8/2005	354150	1520	690	8	1959	4	6400	0	0	1914 NE 100TH ST
6	802420	1845	8/24/2005	505000	1540	470	8	1972	4	6240	0	0	9707 17TH AV NE
6	890100	0779	10/22/2003	285000	1560	0	8	1950	3	8925	0	0	10749 19TH AV NE
6	147220	0175	1/7/2004	350000	1560	500	8	1962	4	8300	0	0	1116 NE 106TH ST
6	802420	1857	12/15/2004	382000	1570	440	8	1993	3	5045	0	0	1540 NE 97TH ST
6	510140	7160	10/16/2003	320000	1570	1070	8	1966	3	6496	0	0	10209 20TH AV NE
6	510140	5915	9/21/2004	400000	1620	0	8	1958	4	6579	0	0	2325 NE 103RD ST
6	890350	0051	9/15/2005	385000	1660	0	8	1952	4	9348	0	0	2328 NE 104TH ST
6	147220	0145	7/14/2003	399000	1740	0	8	1956	4	12400	0	0	10614 10TH PL NE
6	292604	9383	6/22/2005	375000	1750	0	8	1957	3	16100	0	0	1421 NE 106TH ST
6	510140	2324	10/18/2004	510000	1780	220	8	1938	3	14500	2	0	1540 NE 90TH ST
6	890100	1525	10/11/2005	429950	1840	0	8	1942	4	7698	0	0	10527 23RD AV NE
6	292604	9377	6/30/2004	540000	1930	1570	8	1955	4	23370	0	0	1228 NE 105TH PL
6	557720	0511	9/12/2003	379950	2050	0	8	1990	3	4894	0	0	1542 NE 102ND ST
6	510140	2279	4/28/2005	507150	2290	0	8	1998	3	5000	0	0	1500 NE 89TH ST
6	557720	0499	5/7/2004	320000	2330	0	8	1990	3	4894	0	0	1538 NE 102ND ST
6	326530	0005	7/26/2005	685000	2410	600	8	2004	3	6600	0	0	9803 19TH AV NE
6	510140	4142	2/21/2003	328000	2750	0	8	1963	3	7540	0	0	1735 NE 94TH ST
6	510140	8731	8/24/2005	547500	2220	0	9	2005	3	5413	0	0	10306 8TH AV NE
6	510140	8732	9/13/2005	564950	2230	0	9	2005	3	5413	0	0	802 NE 103RD ST
6	890100	1515	5/24/2005	735000	3860	0	10	2005	3	7496	0	0	10541 23RD AV NE
7	246440	0275	10/4/2005	341000	650	580	6	1925	4	2790	0	0	7805 8TH AV NE
7	246440	0610	5/13/2004	270000	820	730	6	1908	5	2760	0	0	833 NE 80TH ST
7	287860	0610	10/27/2005	420000	1120	90	6	1908	5	3060	0	0	529 NE 83RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
7	287860	0960	10/22/2003	325000	1460	0	6	1908	4	3060	0	0	8107 8TH AV NE
7	287860	0130	5/18/2004	296000	760	370	7	1924	5	4590	0	0	539 NE 85TH ST
7	373590	0065	3/3/2004	288500	770	0	7	1924	3	4590	0	0	823 NE 85TH ST
7	246440	0175	8/19/2005	420000	810	200	7	1924	4	2910	0	0	542 NE 79TH ST
7	860490	0195	9/1/2004	316000	810	810	7	1927	4	4995	0	0	8008 ROOSEVELT WY NE
7	287860	0150	5/12/2003	274250	810	0	7	1924	4	4590	0	0	547 NE 85TH ST
7	287860	0140	2/10/2004	272000	820	0	7	1924	3	4590	0	0	543 NE 85TH ST
7	772060	0075	7/19/2005	315000	840	0	7	1925	4	3024	0	0	7921 5TH AV NE
7	287860	1290	6/1/2005	415000	860	0	7	1926	4	3060	0	0	525 NE 81ST ST
7	246440	0180	2/19/2003	234900	860	0	7	1907	4	2910	0	0	538 NE 79TH ST
7	297980	0650	11/10/2003	325000	890	260	7	1925	4	4375	0	0	7829 11TH AV NE
7	297980	0650	6/9/2003	319950	890	260	7	1925	4	4375	0	0	7829 11TH AV NE
7	860490	0217	7/15/2003	264500	890	400	7	1927	4	3600	0	0	1114 NE 80TH ST
7	287860	1425	9/27/2004	360000	900	0	7	1908	4	5100	0	0	547 NE 81ST ST
7	688480	0435	7/15/2004	460000	910	680	7	1923	5	3880	0	0	8041 BROOKLYN AV NE
7	860490	0135	2/3/2004	343000	920	0	7	1923	4	4720	0	0	8118 ROOSEVELT WY NE
7	246440	0515	5/11/2005	335000	960	0	7	1926	3	2820	0	0	811 NE 80TH ST
7	297980	0645	6/14/2005	385000	960	0	7	1925	4	4375	0	0	7825 11TH AV NE
7	297980	0645	5/22/2003	324000	960	0	7	1925	4	4375	0	0	7825 11TH AV NE
7	246440	0515	5/7/2003	265000	960	0	7	1926	3	2820	0	0	811 NE 80TH ST
7	246440	0385	11/22/2005	420000	970	0	7	1989	3	2910	2	0	518 NE 78TH ST
7	614870	0030	8/20/2004	450000	970	970	7	1941	4	5700	0	0	8240 14TH AV NE
7	206110	0550	4/8/2004	360000	980	0	7	1928	3	4960	5	0	8228 2ND AV NE
7	297980	0660	6/14/2004	310000	980	0	7	1925	4	4375	0	0	7831 11TH AV NE
7	246440	0130	4/26/2004	379950	1010	0	7	1908	5	5820	0	0	549 NE 80TH ST
7	287860	0540	5/5/2003	288000	1050	0	7	2000	3	5400	0	0	8208 5TH AV NE
7	860490	0275	7/15/2004	379000	1060	1060	7	1941	4	5000	0	0	8037 12TH AV NE
7	287860	0070	6/4/2003	405000	1080	370	7	1926	4	4590	0	0	522 NE 84TH ST
7	246440	0285	7/14/2005	444000	1110	480	7	1984	3	2910	0	0	616 NE 78TH ST
7	297980	1340	10/8/2004	277350	1110	190	7	1924	4	5134	0	0	7537 9TH AV NE
7	246440	0285	1/17/2003	328400	1110	480	7	1984	3	2910	0	0	616 NE 78TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
7	246440	0450	4/17/2003	318000	1120	0	7	1908	4	3840	0	0	521 NE 78TH ST
7	246440	0335	8/4/2005	491500	1130	760	7	1909	5	2910	4	0	511 NE 79TH ST
7	688480	0315	6/29/2005	430000	1140	200	7	1925	4	3800	0	0	8010 BROOKLYN AV NE
7	614870	0115	2/25/2005	410000	1140	0	7	1924	4	4560	0	0	8209 15TH AV NE
7	246440	0300	9/3/2004	350000	1150	190	7	1925	3	3880	0	0	608 NE 78TH ST
7	287860	1470	5/20/2003	300000	1170	390	7	1908	5	5100	0	0	552 NE 80TH ST
7	297980	1245	4/7/2003	312000	1190	420	7	1924	3	4120	0	0	7526 9TH AV NE
7	297980	1235	2/6/2003	285000	1190	0	7	1925	4	4120	0	0	7522 9TH AV NE
7	860490	0115	4/25/2003	300000	1230	910	7	1947	4	3600	0	0	1005 NE 82ND ST
7	373590	1590	12/12/2005	355000	1240	0	7	1926	3	4080	0	0	810 NE 80TH ST
7	913710	0341	7/13/2005	300000	1250	0	7	1915	3	3135	0	0	619 NE 75TH ST
7	287860	0635	4/29/2005	439950	1260	0	7	1907	5	3060	0	0	520 NE 82ND ST
7	354390	0355	10/17/2003	320000	1260	410	7	1973	3	2500	0	0	619 NE 77TH ST
7	373590	1520	3/16/2004	360000	1270	0	7	1941	3	4590	0	0	834 NE 80TH ST
7	287860	1335	4/26/2004	349950	1290	0	7	1926	4	3737	0	0	514 NE 80TH ST
7	354440	0236	5/16/2003	294000	1290	0	7	1906	5	4650	0	0	324 NE 81ST ST
7	246440	0662	10/29/2004	379650	1300	1300	7	1979	3	5820	0	0	848 NE 79TH ST
7	287860	0925	6/9/2005	432500	1310	0	7	1926	4	3280	0	0	8111 8TH AV NE
7	206110	0225	3/9/2005	445000	1320	280	7	1941	3	6200	0	0	8255 4TH AV NE
7	373590	0495	12/9/2003	415000	1320	0	7	1927	4	3060	0	0	843 NE 84TH ST
7	688480	0305	11/17/2005	354500	1320	0	7	1927	4	3440	0	0	1306 NE 80TH ST
7	206110	0225	11/5/2004	292740	1320	280	7	1941	3	6200	0	0	8255 4TH AV NE
7	373590	0910	11/15/2004	389000	1340	700	7	1926	4	4080	0	0	848 NE 82ND ST
7	297980	1350	9/24/2004	275000	1340	0	7	1925	3	4615	0	0	7525 9TH AV NE
7	354440	0136	3/11/2003	340000	1340	840	7	1926	5	3536	2	0	8112 LATONA AV NE
7	297980	0615	9/13/2004	417000	1350	950	7	1924	4	5250	0	0	7815 11TH AV NE
7	297980	1120	4/6/2005	419500	1360	700	7	1980	3	4000	0	0	7533 ROOSEVELT WY NE
7	287860	0420	2/2/2004	414000	1360	860	7	1928	4	4080	0	0	511 NE 84TH ST
7	688480	0365	7/1/2004	400000	1370	0	7	1929	4	3800	0	0	8036 BROOKLYN AV NE
7	373590	0635	7/13/2005	468500	1390	140	7	1928	4	3080	0	0	8306 8TH AV NE
7	206110	0255	3/7/2005	369000	1390	0	7	1919	5	7440	0	0	8237 4TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
7	354440	0315	5/17/2005	439900	1400	0	7	1927	5	5100	0	0	414 NE 81ST ST
7	373590	0680	5/19/2004	432100	1400	300	7	1927	4	4080	0	0	820 NE 83RD ST
7	373590	0025	7/30/2003	382500	1400	280	7	1928	4	4080	0	0	807 NE 85TH ST
7	287860	1120	11/4/2003	399950	1430	600	7	1926	4	4080	0	0	521 NE 82ND ST
7	688480	0250	3/25/2003	392500	1440	0	7	1912	5	5700	0	0	8031 14TH AV NE
7	354440	0100	10/29/2003	268500	1440	0	7	1908	4	2727	0	0	312 NE 82ND ST
7	373590	0500	10/23/2003	408100	1450	150	7	1927	4	3060	0	0	847 NE 84TH ST
7	373590	1335	11/3/2004	437612	1460	280	7	1927	4	3060	0	0	816 NE 81ST ST
7	287860	1365	2/24/2004	323000	1460	0	7	1926	3	4400	0	0	8002 5TH AV NE
7	297980	0725	7/16/2003	350000	1460	0	7	1924	4	5000	0	0	7559 11TH AV NE
7	373590	0585	6/18/2003	310000	1460	400	7	1939	4	4080	0	0	846 NE 84TH ST
7	860490	0260	12/22/2003	450000	1470	170	7	1938	5	5250	0	0	8029 12TH AV NE
7	913710	0261	2/25/2005	502500	1480	0	7	1910	5	5400	6	0	819 NE 75TH ST
7	354440	0326	5/6/2004	376000	1480	400	7	1928	4	3022	0	0	8111 5TH AV NE
7	354440	0326	3/7/2003	335000	1480	400	7	1928	4	3022	0	0	8111 5TH AV NE
7	287860	1305	3/2/2005	455320	1490	300	7	1926	5	4080	0	0	524 NE 80TH ST
7	297980	1150	3/25/2003	311000	1490	0	7	1924	4	4000	0	0	7521 ROOSEVELT WY NE
7	206110	0515	8/16/2005	406950	1520	400	7	1911	4	3720	8	0	8210 2ND AV NE
7	287860	0845	5/25/2005	450000	1540	880	7	1926	4	4080	0	0	538 NE 82ND ST
7	297980	1140	3/5/2004	341000	1550	450	7	1927	4	4000	0	0	7525 ROOSEVELT WY NE
7	614870	0130	4/8/2003	353500	1570	300	7	1924	4	5130	0	0	8219 15TH AV NE
7	287860	1240	3/3/2005	450000	1590	0	7	1926	4	4080	0	0	511 NE 81ST ST
7	287860	0050	9/13/2005	499000	1590	750	7	1949	4	6120	0	0	527 NE 85TH ST
7	354490	0050	4/17/2003	348900	1590	300	7	1926	4	4284	0	0	8007 5TH AV NE
7	297980	0695	3/22/2005	380000	1600	0	7	1922	4	3600	0	0	7843 11TH AV NE
7	287860	0655	6/15/2005	580000	1620	0	7	1929	4	2640	0	0	510 NE 82ND ST
7	206110	0215	12/8/2004	412000	1620	190	7	1961	4	8928	0	0	8261 4TH AV NE
7	287860	0670	6/13/2003	374000	1670	750	7	1926	4	2958	0	0	8204 5TH AV NE
7	772060	0095	12/2/2004	372500	1670	0	7	1930	5	4982	8	0	7744 4TH AV NE
7	297980	0875	10/14/2003	399950	1680	200	7	1924	4	4320	0	0	7560 ROOSEVELT WY NE
7	614870	0125	1/26/2005	398914	1700	190	7	1925	4	5130	0	0	8215 15TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
7	913710	0305	9/23/2004	426000	1730	0	7	1991	3	6000	6	0	626 NE BANNER PL
7	297980	0865	6/15/2005	395000	1730	0	7	1924	4	4320	0	0	7556 ROOSEVELT WY NE
7	688480	0306	12/5/2003	393000	1740	0	7	1927	3	4160	0	0	1302 NE 80TH ST
7	297980	1105	11/9/2004	419000	1740	0	7	1924	4	4700	0	0	7543 ROOSEVELT WY NE
7	373590	0085	9/24/2004	438650	1760	650	7	1927	4	4080	0	0	831 NE 85TH ST
7	206110	0380	5/6/2004	469000	1790	220	7	1952	3	7440	2	0	8250 LATONA AV NE
7	287860	0725	10/9/2003	439950	1970	240	7	1927	5	4080	0	0	535 NE 83RD ST
7	354490	0025	8/23/2005	475000	2030	300	7	1918	5	6120	0	0	417 NE 81ST ST
7	373590	1180	4/23/2003	330000	2070	0	7	1927	4	4500	0	0	8111 ROOSEVELT WY NE
7	373590	1260	6/15/2004	485000	2140	620	7	1925	5	4680	0	0	8103 ROOSEVELT WY NE
7	246440	0865	2/14/2004	435000	2150	250	7	1925	5	5000	0	0	7565 ROOSEVELT WY NE
7	772060	0090	4/28/2004	514900	2180	0	7	1995	3	8060	6	0	7748 4TH AV NE
7	246440	0230	11/4/2005	500000	2180	0	7	1910	3	5820	0	0	549 NE 79TH ST
7	206110	0660	4/29/2004	302500	1120	1000	8	1946	3	3150	8	0	8223 2ND AV NE
7	206110	0490	11/9/2004	445000	1190	0	8	1937	4	5022	5	0	222 NE 82ND ST
7	246440	0500	12/29/2003	331500	1210	670	8	1931	3	2700	0	0	7912 8TH AV NE
7	688480	0405	6/21/2005	469000	1230	0	8	1928	4	3082	0	0	8055 BROOKLYN AV NE
7	287860	1060	3/31/2005	439200	1250	300	8	1930	5	3375	0	0	8112 5TH AV NE
7	246440	0110	8/10/2004	385000	1280	340	8	1929	4	3880	0	0	535 NE 80TH ST
7	246440	0675	12/23/2003	329750	1280	810	8	1950	3	5820	0	0	844 NE 79TH ST
7	373590	0205	10/21/2003	453000	1400	380	8	1930	4	4080	0	0	834 NE 84TH ST
7	287860	0335	10/15/2003	459000	1420	700	8	1950	4	6120	0	0	8305 8TH AV NE
7	354440	0105	6/5/2003	370000	1430	300	8	1930	4	3030	0	0	308 NE 82ND ST
7	354490	0116	1/22/2004	429000	1460	790	8	1931	5	3900	0	0	8012 4TH AV NE
7	860490	0410	8/14/2003	420000	1510	0	8	1932	3	4250	0	0	1102 NE 80TH ST
7	373590	1160	5/17/2004	425000	1510	800	8	1929	4	4080	0	0	843 NE 82ND ST
7	287860	1415	6/11/2003	378000	1510	0	8	1930	4	4590	0	0	543 NE 81ST ST
7	246440	0006	7/30/2004	424000	1540	0	8	1929	4	3025	0	0	7920 5TH AV NE
7	287860	0900	4/22/2003	494950	1560	540	8	1926	5	3060	0	0	547 NE 82ND ST
7	297980	0540	1/12/2004	459950	1650	1150	8	1928	4	4968	0	0	7822 ROOSEVELT WY NE
7	772060	0055	11/19/2003	345000	1840	200	8	1930	3	4960	2	0	7831 5TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
7	246440	0280	12/27/2004	460000	1970	880	8	1996	3	2910	0	0	618 NE 78TH ST
7	206110	0465	3/18/2005	640000	2030	0	8	1936	4	10416	5	0	8219 LATONA AV NE
7	246440	0160	5/17/2004	550000	2080	0	8	1908	5	5820	0	0	552 NE 79TH ST
7	287860	0615	8/17/2005	460500	2080	0	8	1992	3	3060	0	0	525 NE 83RD ST
7	246440	0370	4/9/2003	580000	2090	0	8	2002	3	4365	2	0	526 NE 78TH ST
7	373590	1185	5/20/2004	448000	2150	200	8	1926	4	4680	0	0	853 NE 82ND ST
7	354390	0345	5/16/2003	495000	2450	750	8	2002	3	3700	0	0	621 NE 77TH ST
7	206110	0585	2/10/2003	570000	2870	0	8	1994	3	7440	6	0	8250 2ND AV NE
7	354390	0418	5/18/2004	440000	1950	0	9	1996	3	4638	9	0	601 NE 76TH ST
7	287860	0220	4/25/2003	599950	2360	730	9	2002	3	3570	0	0	544 NE 84TH ST
8	322604	9092	4/4/2005	240000	520	0	6	1927	3	3000	0	0	8929 5TH AV NE
8	322604	9098	7/2/2003	240000	560	0	6	1927	4	4686	0	0	340 NE 89TH ST
8	322604	9134	3/26/2003	214000	600	90	6	1929	3	4500	0	0	324 NE 95TH ST
8	510040	1457	5/11/2005	222500	610	0	6	1946	3	1920	0	0	809 NE 89TH ST
8	199520	0415	9/16/2004	222500	640	0	6	1939	3	5712	0	0	339 NE 92ND ST
8	802420	1425	3/21/2005	358950	650	600	6	1995	3	5080	0	0	1215 NE 100TH ST
8	510140	6198	10/18/2004	241000	650	0	6	1930	4	5376	0	0	1207 NE 103RD ST
8	322604	9095	10/22/2003	184000	670	0	6	1927	3	3200	0	0	8921 5TH AV NE
8	802420	0425	7/7/2004	265000	690	360	6	1927	3	4318	0	0	1014 NE 97TH ST
8	437070	0135	3/1/2004	220000	730	0	6	1947	4	5159	0	0	8528 1ST AV NE
8	510040	3214	10/7/2004	259900	770	0	6	1953	3	5280	0	0	1246 NE 91ST ST
8	510140	6312	2/1/2005	260000	820	0	6	1994	3	6432	0	0	10014 12TH AV NE
8	510040	3501	7/13/2004	330000	820	700	6	1926	5	6380	0	0	520 NE 91ST ST
8	668750	0050	1/5/2004	205000	820	0	6	1942	3	6800	0	0	313 NE 88TH ST
8	199520	0200	8/17/2004	319000	860	650	6	1940	3	6083	0	0	403 NE 94TH ST
8	510040	3795	3/20/2003	280000	860	290	6	1922	4	5365	0	0	840 NE 92ND ST
8	199520	0175	7/17/2003	225000	920	0	6	1942	4	5712	0	0	335 NE 94TH ST
8	510140	5523	11/12/2004	321400	940	700	6	1946	4	8064	0	0	9827 8TH AV NE
8	802420	1324	6/24/2004	321000	1090	0	6	1920	4	7200	0	0	9713 15TH AV NE
8	510140	6267	7/28/2003	250000	1190	0	6	1987	3	6380	0	0	1241 NE 103RD ST
8	802420	1120	3/24/2004	279000	1670	0	6	1941	4	5080	2	0	1239 NE 97TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	802420	0375	1/31/2003	262000	630	520	7	1927	4	4318	0	0	1034 NE 97TH ST
8	510140	6489	6/1/2004	341500	700	700	7	1924	5	6380	0	0	1048 NE 100TH ST
8	510140	6318	1/7/2004	265800	720	100	7	1927	3	3816	0	0	1202 NE 100TH ST
8	510140	5226	5/17/2004	293000	720	0	7	1940	4	6380	0	0	540 NE 97TH ST
8	610840	0065	5/8/2003	279350	730	310	7	1941	4	7112	2	0	8543 LATONA AV NE
8	802420	0130	9/16/2003	259100	740	150	7	1928	4	7620	0	0	1052 NE 98TH ST
8	510140	5505	3/12/2005	325000	750	0	7	1925	4	6380	0	0	553 NE 100TH ST
8	802420	1210	11/29/2004	339950	760	0	7	1934	4	5080	0	0	1236 NE 96TH ST
8	510240	0090	5/17/2005	407500	770	0	7	1930	3	4800	0	0	9015 8TH AV NE
8	199520	0025	3/1/2005	287500	770	80	7	1938	3	5220	0	0	9201 5TH AV NE
8	510040	3175	4/7/2004	262000	770	0	7	1938	3	6380	0	0	1220 NE 91ST ST
8	510140	4623	11/13/2003	250000	770	0	7	1928	3	4830	0	0	803 NE 95TH ST
8	510140	2665	8/17/2004	265000	790	0	7	1940	3	4368	0	0	9216 8TH AV NE
8	802420	1305	9/15/2004	285000	790	540	7	1969	4	5111	0	0	1245 NE 98TH ST
8	510040	3154	10/8/2004	352500	800	290	7	1946	4	5376	0	0	9112 12TH AV NE
8	510040	3953	8/1/2003	246000	800	0	7	1985	3	4704	0	0	1202 NE 92ND ST
8	510040	2777	11/28/2005	328122	810	0	7	1950	3	5376	0	0	1051 NE 91ST ST
8	510140	8951	2/13/2004	308800	810	800	7	1940	4	7250	0	0	828 NE 102ND ST
8	322604	9096	3/15/2004	245000	820	0	7	1927	3	3200	0	0	8925 5TH AV NE
8	199520	0180	9/25/2003	265000	840	0	7	1940	3	5712	0	0	345 NE 94TH ST
8	510140	5124	3/10/2005	391325	850	600	7	1940	3	6380	0	0	842 NE 96TH ST
8	510040	2305	5/18/2005	355000	850	400	7	1941	3	6380	0	0	1240 NE 89TH ST
8	510140	6288	8/11/2003	262500	860	0	7	1950	4	4896	2	0	10219 15TH AV NE
8	510040	4740	10/20/2005	330000	870	0	7	1946	3	6018	0	0	9412 5TH AV NE
8	510040	4782	9/12/2003	282000	870	0	7	1938	4	6380	0	0	528 NE 94TH ST
8	510040	1713	11/13/2003	293000	870	250	7	1948	4	5712	0	0	8827 15TH AV NE
8	510040	3704	12/26/2003	253100	870	0	7	1936	4	5108	0	0	818 NE 92ND ST
8	610840	0060	8/27/2004	450000	880	880	7	1941	5	7112	0	0	8544 LATONA AV NE
8	802420	0510	7/23/2004	319950	890	420	7	1941	3	6350	0	0	1043 NE 97TH ST
8	510140	2668	10/26/2004	291197	890	0	7	1939	3	4368	0	0	9222 8TH AV NE
8	510040	1714	5/4/2004	275000	890	0	7	1951	3	4080	0	0	8821 15TH AV NE

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Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	510040	3516	5/23/2005	430000	900	0	7	1942	4	6380	0	0	549 NE 92ND ST
8	510040	3519	5/25/2005	405500	900	0	7	1920	4	6380	0	0	548 NE 91ST ST
8	322604	9272	3/1/2004	352000	900	0	7	1951	3	5003	0	0	302 NE 90TH ST
8	510040	3942	10/13/2003	255000	900	0	7	1941	3	4416	0	0	9212 12TH AV NE
8	802420	0320	9/29/2005	341100	910	0	7	1927	4	5016	0	0	1060 NE 97TH ST
8	510140	8947	4/20/2005	388800	910	360	7	1940	4	7250	0	0	832 NE 102ND ST
8	510140	6195	5/11/2004	360000	910	340	7	1941	4	5376	0	0	10220 12TH AV NE
8	322604	9216	3/30/2004	292000	920	920	7	1942	3	6960	0	0	547 NE 102ND ST
8	802420	0875	4/29/2003	255000	920	0	7	1928	4	5080	0	0	1012 NE 95TH ST
8	920600	0083	5/15/2003	245000	920	0	7	1915	4	4200	0	0	8503 4TH AV NE
8	802420	1470	9/1/2004	292500	930	0	7	1926	3	5080	0	0	1251 NE 100TH ST
8	510040	3671	11/20/2003	242000	930	0	7	1946	4	5488	0	0	9208 8TH AV NE
8	510140	6522	9/14/2004	339000	940	190	7	1946	3	5376	0	0	805 NE 102ND ST
8	802420	0535	9/22/2003	314500	940	240	7	1941	3	6350	0	0	1057 NE 97TH ST
8	437070	0155	8/14/2003	257500	940	450	7	1949	4	5159	0	0	8517 2ND AV NE
8	510140	6165	6/17/2005	385000	950	0	7	1928	4	6380	0	0	1045 NE 103RD ST
8	691470	0130	3/25/2004	275000	950	200	7	1940	3	8100	0	0	834 NE 97TH ST
8	322604	9396	12/26/2003	279999	970	870	7	1953	4	6480	0	0	8850 1ST AV NE
8	510140	4563	11/22/2005	415000	980	180	7	1939	3	6380	0	0	1035 NE 95TH ST
8	802420	0750	10/20/2004	391000	980	0	7	1941	4	6731	0	0	1045 NE 96TH ST
8	510040	1186	10/7/2005	342000	980	250	7	1921	3	7250	0	0	824 NE 86TH ST
8	510040	2734	3/1/2004	308450	980	0	7	1942	3	6380	0	0	1019 NE 91ST ST
8	802420	0060	2/12/2003	298000	980	120	7	1939	4	5080	0	0	1035 NE 100TH ST
8	510040	1624	5/3/2005	401000	990	0	7	1939	3	5376	0	0	8815 12TH AV NE
8	510040	3561	12/31/2005	350000	990	200	7	1941	4	4896	0	0	9200 5TH AV NE
8	510140	2700	12/23/2004	310000	990	410	7	1941	3	6525	0	0	845 NE 94TH ST
8	802420	0070	6/26/2003	290300	990	140	7	1939	4	6385	0	0	1037 NE 100TH ST
8	510040	1374	1/11/2005	300000	990	450	7	1946	3	4896	0	0	8804 5TH AV NE
8	510040	2396	10/20/2004	384000	1000	0	7	1947	4	6720	0	0	1057 NE 90TH ST
8	510040	3172	5/12/2005	380000	1000	200	7	1926	4	6563	0	0	1223 NE 92ND ST
8	802420	1015	6/7/2004	270000	1000	0	7	1942	3	4826	0	0	1240 NE 95TH ST

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Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	510040	3172	3/27/2003	300000	1000	200	7	1926	4	6563	0	0	1223 NE 92ND ST
8	510140	6118	9/20/2004	305000	1010	1010	7	1942	4	4644	0	0	10206 ROOSEVELT WY NE
8	510040	1324	4/1/2005	335000	1010	0	7	1910	3	6380	0	0	539 NE 88TH ST
8	510040	3342	7/2/2004	379950	1020	0	7	1941	4	5376	0	0	9103 12TH AV NE
8	199520	0337	10/24/2005	331000	1020	0	7	1942	4	5796	0	0	9110 2ND AV NE
8	510140	4856	4/15/2005	413000	1030	140	7	1946	3	6742	0	0	815 NE 96TH ST
8	510140	2695	11/1/2004	380000	1030	120	7	1941	4	6525	0	0	841 NE 94TH ST
8	437070	0035	5/25/2005	419000	1040	560	7	1948	4	5159	0	0	8512 2ND AV NE
8	920600	0070	10/2/2003	302000	1040	0	7	1918	4	5080	0	0	8522 4TH AV NE
8	510040	1342	6/11/2003	276500	1040	0	7	1925	3	6380	0	0	540 NE 86TH ST
8	510040	1433	2/23/2003	289500	1050	0	7	1950	4	6380	0	0	538 NE 88TH ST
8	510140	6363	4/28/2003	242500	1050	0	7	1928	3	6380	0	0	1234 NE 100TH ST
8	510040	4800	11/6/2003	299500	1060	160	7	1939	3	6548	0	0	551 NE 95TH ST
8	510040	2668	5/26/2004	350000	1070	140	7	1940	4	5510	0	0	826 NE 90TH ST
8	227400	0055	3/25/2004	330000	1070	250	7	1928	5	5715	0	0	847 NE 96TH ST
8	802420	0272	2/5/2004	289950	1070	440	7	1966	3	5080	0	0	1039 NE 98TH ST
8	510140	6533	9/27/2004	349950	1080	810	7	1947	4	7680	0	0	804 NE 100TH ST
8	510040	1438	7/13/2004	375000	1080	500	7	1940	5	5376	0	0	8831 8TH AV NE
8	199520	0190	12/17/2004	231000	1080	0	7	1940	3	5712	0	0	359 NE 94TH ST
8	322604	9386	10/15/2003	300000	1100	500	7	1953	3	7560	0	0	8549 2ND AV NE
8	510040	2581	7/7/2005	365000	1110	0	7	1936	3	6380	0	0	557 NE 90TH ST
8	510140	3892	11/14/2003	280000	1110	330	7	1974	3	4785	0	0	1039 NE 94TH ST
8	802420	1336	5/25/2004	334000	1120	820	7	1960	3	7080	0	0	9701 15TH AV NE
8	510040	3187	3/10/2004	347000	1120	140	7	1922	4	6380	0	0	1231 NE 92ND ST
8	322604	9232	11/4/2003	325000	1120	1120	7	1946	4	6208	0	0	558 NE 100TH ST
8	322604	9232	5/5/2003	308000	1120	1120	7	1946	4	6208	0	0	558 NE 100TH ST
8	510040	2634	3/9/2004	366950	1130	0	7	1945	3	5800	0	0	817 NE 91ST ST
8	510040	1423	6/25/2004	383000	1130	400	7	1941	3	6380	0	0	545 NE 89TH ST
8	802420	0970	8/7/2003	281950	1130	160	7	1952	3	5040	0	0	9515 15TH AV NE
8	510040	2644	7/29/2005	350000	1130	300	7	1945	3	6380	0	0	822 NE 90TH ST
8	802420	0115	8/22/2003	263000	1130	0	7	1930	3	5670	0	0	9809 12TH AV NE

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Area 7  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	691470	0110	4/5/2005	389950	1150	200	7	1939	3	6100	0	0	842 NE 97TH ST
8	510040	2638	8/22/2004	417500	1160	1160	7	1930	4	6960	0	0	821 NE 91ST ST
8	510040	1075	5/17/2004	299950	1160	0	7	1949	4	4896	0	0	1257 NE 88TH ST
8	510140	6366	12/14/2004	340000	1170	0	7	1929	4	6380	0	0	1230 NE 100TH ST
8	510040	3351	3/15/2004	339950	1170	180	7	1930	4	3920	0	0	9116 8TH AV NE
8	510140	5508	5/11/2004	320000	1180	0	7	1943	4	6235	0	0	548 NE 98TH ST
8	510040	4773	8/20/2003	279000	1180	0	7	1939	4	6380	0	0	523 NE 95TH ST
8	322604	9378	5/17/2005	367450	1180	300	7	1952	4	6985	5	0	8548 2ND AV NE
8	510140	5077	9/23/2005	384000	1190	0	7	1928	3	6380	0	0	817 NE 97TH ST
8	510040	2575	12/6/2004	405000	1200	0	7	1936	3	6815	0	0	539 NE 90TH ST
8	802420	0100	7/13/2005	317500	1200	0	7	1946	3	5080	0	0	1055 NE 100TH ST
8	510040	1693	10/22/2004	366000	1200	0	7	1939	3	5800	0	0	1239 NE 89TH ST
8	802420	0480	3/5/2004	360000	1200	740	7	1929	4	5080	0	0	1017 NE 97TH ST
8	510040	4737	7/27/2005	308000	1210	0	7	1940	3	4182	0	0	9416 5TH AV NE
8	510040	1204	7/21/2004	354500	1210	0	7	1929	4	6380	0	0	834 NE 86TH ST
8	510040	0080	6/10/2004	360000	1210	600	7	1958	3	6380	0	0	543 NE 86TH ST
8	510140	8987	12/29/2003	289950	1220	360	7	1960	3	7395	0	0	858 NE 102ND ST
8	510140	5073	8/21/2003	270000	1220	0	7	1926	3	6380	0	0	811 NE 97TH ST
8	510040	2885	12/13/2004	275000	1240	0	7	1951	3	7344	0	0	9011 15TH AV NE
8	510040	1373	8/11/2005	385000	1250	0	7	1946	4	4896	0	0	508 NE 88TH ST
8	510140	4506	4/3/2004	313000	1250	0	7	1938	4	4896	0	0	9415 15TH AV NE
8	199520	0351	11/15/2004	264900	1250	0	7	1951	3	5712	0	0	9116 2ND AV NE
8	510040	1369	1/22/2003	294000	1250	480	7	1947	4	4896	0	0	8816 5TH AV NE
8	510040	0010	1/6/2005	260000	1250	0	7	1905	3	7548	0	0	8516 5TH AV NE
8	510040	1370	12/20/2005	399000	1260	0	7	1947	4	4896	0	0	8810 5TH AV NE
8	510040	1306	6/30/2004	380500	1260	0	7	1945	4	6380	0	0	527 NE 88TH ST
8	920600	0045	2/9/2004	300000	1270	620	7	1915	3	5080	0	0	8519 5TH AV NE
8	199520	0160	11/22/2004	290000	1270	300	7	1942	3	5712	0	0	227 NE 94TH ST
8	510040	2745	7/11/2003	249950	1270	0	7	1937	3	6380	0	0	1023 NE 91ST ST
8	510040	2785	10/28/2005	450000	1280	170	7	1927	3	5376	0	0	9011 12TH AV NE
8	510140	4464	6/17/2005	347000	1290	0	7	1973	3	6380	0	0	1217 NE 95TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	510040	1390	11/7/2005	393000	1290	100	7	1935	3	6380	0	0	522 NE 88TH ST
8	920600	0160	8/15/2003	385000	1290	200	7	1919	3	5376	0	0	8512 LATONA AV NE
8	691470	0019	12/10/2003	269000	1290	730	7	1938	4	5687	0	0	805 NE 98TH ST
8	510140	4653	4/19/2005	250000	1290	0	7	1926	3	6090	0	0	825 NE 95TH ST
8	322604	9550	4/27/2004	317000	1290	1010	7	1996	3	5488	0	0	528 NE 100TH ST
8	510040	4827	2/5/2004	348000	1300	220	7	1939	4	5376	0	0	9405 8TH AV NE
8	510040	3876	11/10/2004	347000	1300	0	7	1924	4	9715	0	0	1034 NE 92ND ST
8	510040	2761	7/29/2003	339000	1310	0	7	1927	3	6380	0	0	1039 NE 91ST ST
8	322604	9264	8/21/2004	310400	1310	1000	7	1960	3	9150	0	0	9226 1ST AV NE
8	322604	9167	5/6/2004	333000	1320	0	7	1994	3	2325	0	0	414 NE 95TH ST
8	510040	2356	10/5/2005	425000	1330	140	7	1928	4	6380	0	0	1020 NE 89TH ST
8	510140	6282	1/8/2004	258250	1330	0	7	1946	4	4896	2	0	1253 NE 103RD ST
8	322604	9075	8/21/2003	318000	1340	980	7	1978	3	7260	0	0	9405 5TH AV NE
8	510040	3471	5/16/2003	388000	1340	580	7	1920	5	7250	0	0	523 NE 92ND ST
8	510140	6147	3/5/2004	287500	1350	0	7	1982	3	6380	0	0	1035 NE 103RD ST
8	510140	6477	3/27/2003	342500	1360	810	7	1930	4	6090	0	0	1020 NE 100TH ST
8	802420	1205	6/16/2003	339950	1360	0	7	1935	5	5080	0	0	1240 NE 96TH ST
8	199520	0385	7/31/2003	395000	1370	400	7	2003	3	5712	0	0	231 NE 92ND ST
8	802420	1070	1/28/2005	310000	1370	100	7	1939	3	7112	0	0	1200 NE 95TH ST
8	510140	4705	10/18/2005	410000	1380	1380	7	1940	5	8700	0	0	840 NE 94TH ST
8	802420	0665	9/23/2005	375000	1390	0	7	1942	3	5212	0	0	1018 NE 96TH ST
8	199520	0330	6/24/2004	379000	1390	930	7	1976	3	5739	0	0	214 NE 91ST ST
8	510040	2620	11/28/2005	420000	1400	0	7	1945	3	5376	0	0	9016 8TH AV NE
8	510140	4898	4/29/2004	452000	1420	0	7	1928	5	9100	2	0	800 NE 95TH ST
8	510140	4629	3/21/2003	279000	1420	0	7	1979	3	4200	0	0	9420 8TH AV NE
8	802420	1166	11/22/2005	525000	1430	950	7	1995	3	5040	2	0	9607 15TH AV NE
8	510040	2386	2/24/2004	400000	1430	0	7	1940	4	6380	0	0	1043 NE 90TH ST
8	510140	6605	5/5/2005	310000	1430	0	7	1977	3	7140	0	0	10011 ROOSEVELT WY NE
8	638600	0086	10/8/2004	451500	1450	500	7	1940	5	7455	3	0	9612 7TH AV NE
8	510140	5487	4/10/2003	360000	1450	930	7	1990	3	7685	0	0	538 NE 98TH ST
8	802420	1506	8/2/2004	332000	1460	0	7	1926	4	5334	0	0	1234 NE 98TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	510140	5055	10/20/2005	521500	1470	420	7	1926	4	5376	0	0	9628 8TH AV NE
8	610840	0078	5/17/2005	430000	1470	0	7	1941	4	6985	2	0	8533 LATONA AV NE
8	322604	9235	12/1/2004	350000	1470	1180	7	1938	3	6900	2	0	9518 4TH AV NE
8	510040	2791	7/8/2004	465000	1500	300	7	1928	5	5712	0	0	9003 12TH AV NE
8	322604	9420	6/11/2004	406500	1540	420	7	1956	4	9180	2	0	8821 LATONA AV NE
8	322604	9136	9/14/2005	460000	1580	780	7	1941	4	5060	0	0	9025 5TH AV NE
8	510140	6420	4/18/2005	326000	1580	0	7	1905	4	7344	0	0	10014 ROOSEVELT WY NE
8	322604	9136	7/17/2003	342000	1580	780	7	1941	4	5060	0	0	9025 5TH AV NE
8	510040	1700	9/15/2004	381000	1600	0	7	1938	3	6960	0	0	1241 NE 89TH ST
8	510140	5500	5/18/2005	449000	1610	720	7	1974	4	6380	0	0	539 NE 100TH ST
8	510040	1675	1/21/2003	410000	1620	670	7	1916	5	6380	0	0	1229 NE 89TH ST
8	510140	4689	9/27/2005	403000	1630	450	7	1930	3	7920	0	0	846 NE 94TH ST
8	802420	1225	11/3/2003	270000	1640	260	7	1936	3	5080	0	0	1222 NE 96TH ST
8	802420	1485	5/24/2005	440000	1660	0	7	1923	4	7560	0	0	1252 NE 98TH ST
8	802420	0660	5/19/2004	355000	1670	0	7	1998	3	5000	0	0	1014 NE 96TH ST
8	322604	9376	10/27/2003	225000	1670	0	7	1951	3	8100	0	0	227 NE 95TH ST
8	510040	4803	2/3/2005	343000	1710	0	7	1938	4	6380	0	0	548 NE 94TH ST
8	510040	1702	2/10/2003	409500	1720	0	7	1936	4	6380	0	0	1249 NE 89TH ST
8	510140	6390	10/26/2005	392950	1720	180	7	1926	5	6380	0	0	1236 NE 100TH ST
8	322604	9427	3/5/2004	310000	1770	0	7	1952	5	8300	0	0	8827 2ND AV NE
8	510140	6106	9/5/2003	379950	1810	170	7	1929	5	7685	0	0	1011 NE 103RD ST
8	510040	1684	11/19/2004	375000	1900	0	7	1973	3	6380	0	0	1232 NE 88TH ST
8	510140	6119	12/20/2004	342650	2030	0	7	1992	3	4930	0	0	10200 ROOSEVELT WY NE
8	199520	0245	6/20/2003	370000	2040	0	7	1990	3	6034	0	0	9107 5TH AV NE
8	638600	0115	8/3/2004	435000	2050	220	7	1942	4	6084	0	0	9619 8TH AV NE
8	199520	0325	1/13/2004	359000	2090	0	7	1987	3	5734	0	0	218 NE 91ST ST
8	510040	3582	8/18/2003	390000	2180	0	7	1976	3	6380	0	0	514 NE 92ND ST
8	802420	1530	5/23/2005	320000	790	790	8	1931	5	5080	0	0	1222 NE 98TH ST
8	510240	0140	8/18/2003	317500	870	0	8	1930	4	7008	0	0	516 NE 90TH ST
8	510240	0040	11/17/2004	382500	900	300	8	1931	3	7008	0	0	511 NE 91ST ST
8	322604	9285	3/29/2004	328000	920	660	8	1946	3	6800	0	0	9523 4TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	322604	9398	11/29/2004	325000	930	600	8	1940	4	5265	0	0	8909 2ND AV NE
8	510140	4632	6/24/2003	315000	980	500	8	1930	4	4200	0	0	9414 8TH AV NE
8	510140	4509	6/15/2005	425000	1030	420	8	1931	5	4896	0	0	9411 15TH AV NE
8	322604	9399	8/27/2003	275000	1050	600	8	1953	4	6480	0	0	8846 1ST AV NE
8	510040	0005	11/10/2003	285000	1080	280	8	1949	3	7548	0	0	8524 5TH AV NE
8	322604	9413	4/13/2004	352000	1100	1080	8	1942	4	8250	0	0	312 NE 95TH ST
8	510140	3984	5/19/2004	329000	1100	360	8	1953	3	8700	0	0	1235 NE 94TH ST
8	510040	2730	8/15/2005	425500	1110	0	8	1941	3	6380	0	0	1017 NE 91ST ST
8	510040	3477	5/26/2004	356000	1110	300	8	1949	4	6380	0	0	516 NE 91ST ST
8	510040	1036	2/18/2005	505000	1120	780	8	1961	3	8360	5	0	1219 NE 88TH ST
8	510040	1588	6/24/2005	401000	1140	1140	8	1930	4	6380	0	0	1031 NE 89TH ST
8	322604	9078	10/18/2004	350500	1150	820	8	1952	3	7347	2	0	9001 2ND AV NE
8	510240	0010	3/28/2003	299300	1150	180	8	1931	4	4320	0	0	9008 5TH AV NE
8	322604	9138	10/20/2005	395000	1180	0	8	1931	4	4600	0	0	408 NE 95TH ST
8	437070	0020	4/11/2005	403500	1200	320	8	1950	3	4200	2	0	210 NE 85TH ST
8	510140	5385	8/15/2003	338500	1220	200	8	1959	3	7250	0	0	847 NE 100TH ST
8	510040	2626	6/27/2005	485000	1230	0	8	1926	3	5376	0	0	9006 8TH AV NE
8	510040	2626	2/7/2003	360000	1230	0	8	1926	3	5376	0	0	9006 8TH AV NE
8	510140	8940	7/28/2005	398888	1240	650	8	1964	3	8555	0	0	835 NE 103RD ST
8	802420	1540	10/6/2003	425000	1270	170	8	1931	3	5080	0	0	1214 NE 98TH ST
8	510240	0015	11/2/2005	427000	1280	0	8	1931	4	4320	0	0	9012 5TH AV NE
8	510040	2629	12/17/2004	389000	1280	0	8	1930	3	5376	0	0	9002 8TH AV NE
8	510040	3238	6/4/2004	465000	1340	0	8	1931	4	7344	2	0	9107 15TH AV NE
8	802420	1505	2/26/2004	335000	1340	670	8	1968	3	5842	0	0	1238 NE 98TH ST
8	510040	1366	10/14/2005	459000	1360	200	8	1957	3	4896	0	0	8822 5TH AV NE
8	510140	6486	8/22/2003	337500	1390	1210	8	1962	4	6380	0	0	1049 NE 102ND ST
8	510040	3369	4/20/2004	380000	1400	680	8	1964	4	5376	0	0	804 NE 91ST ST
8	510040	2537	3/16/2005	495000	1420	480	8	1949	4	7540	0	0	523 NE 90TH ST
8	510140	4638	7/15/2005	429000	1460	440	8	1977	3	8610	0	0	800 NE 94TH ST
8	510040	1279	3/24/2005	431000	1480	0	8	1962	3	4896	0	0	8610 5TH AV NE
8	510140	6560	7/8/2003	347000	1480	390	8	1966	4	8700	0	0	835 NE 102ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
8	510040	1501	8/29/2005	467500	1490	540	8	1965	3	6380	0	0	834 NE 88TH ST
8	510040	2867	11/22/2004	560000	1490	910	8	1998	3	6830	0	0	1242 NE 90TH ST
8	437070	0075	5/18/2003	409000	1490	1150	8	1949	4	7918	6	0	8515 3RD AV NE
8	322604	9509	7/7/2005	442000	1510	940	8	1978	3	7425	0	0	415 NE 95TH ST
8	510140	6465	7/13/2004	394000	1560	0	8	1929	4	6670	0	0	1028 NE 100TH ST
8	510140	6151	7/10/2003	379950	1630	1050	8	2002	3	5860	0	0	1024 NE 102ND ST
8	510040	3202	4/11/2005	420000	1740	0	8	1979	3	6960	0	0	1239 NE 92ND ST
8	510040	1495	4/10/2003	473000	1750	730	8	1989	5	6380	0	0	831 NE 89TH ST
8	322604	9543	8/18/2003	428000	1790	310	8	1994	3	5472	0	0	8910 2ND AV NE
8	510140	3898	1/29/2004	425000	1860	520	8	2000	3	5053	0	0	1051 NE 94TH ST
8	510040	2875	9/29/2003	454000	1870	500	8	1999	3	8635	2	0	9025 15TH AV NE
8	510140	6114	7/13/2005	400000	1900	210	8	1981	3	5100	0	0	10208 ROOSEVELT WY NE
8	510040	4030	4/9/2003	349000	1900	250	8	1963	4	5413	0	0	9211 15TH AV NE
8	437070	0125	5/21/2004	457900	1950	0	8	2000	3	5159	0	0	8520 1ST AV NE
8	437070	0130	8/17/2004	415000	1950	0	8	2004	3	5159	0	0	8524 1ST AV NE
8	691470	0020	9/29/2005	525000	2050	0	8	2000	3	5168	0	0	807 NE 98TH ST
8	691470	0020	6/30/2004	474950	2050	0	8	2000	3	5168	0	0	807 NE 98TH ST
8	510140	5342	2/11/2003	390000	2050	0	8	1999	3	5663	0	0	9818 8TH AV NE
8	802420	0490	6/5/2003	532500	2110	900	8	2003	3	5080	0	0	1027 NE 97TH ST
8	691470	0070	5/17/2005	550000	2130	500	8	2000	3	5000	0	0	849 NE 98TH ST
8	510040	3947	4/22/2004	415000	2150	0	8	2001	3	5000	0	0	1214 NE 92ND ST
8	322604	9233	9/23/2004	385000	2220	0	8	1908	3	9940	0	0	554 NE 100TH ST
8	322604	9291	6/23/2005	580000	2320	300	8	1948	4	8558	2	0	8914 2ND AV NE
8	510140	4842	6/8/2005	599950	2380	0	8	2001	3	8256	0	0	9516 8TH AV NE
8	510040	2481	5/17/2005	555000	2670	0	8	2003	3	5000	0	0	850 NE 89TH ST
8	510040	2481	9/17/2003	469000	2670	0	8	2003	3	5000	0	0	850 NE 89TH ST
8	510040	1396	2/22/2005	663000	3040	0	8	2004	3	6380	0	0	514 NE 88TH ST
8	510140	6188	4/19/2005	537000	2120	0	9	2002	3	5048	0	0	1058 NE 102ND ST
8	510140	6187	8/21/2003	470000	2120	0	9	2002	3	5048	0	0	1052 NE 102ND ST
8	510140	6188	9/3/2003	470000	2120	0	9	2002	3	5048	0	0	1058 NE 102ND ST
8	510140	5393	6/2/2005	589950	2370	340	9	2005	3	5007	0	0	853 NE 100TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built / Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	510040	2314	1/8/2004	515000	2420	800	9	2000	3	4896	0	0	8917 15TH AV NE
8	322604	9192	4/19/2005	749950	2540	890	9	2005	3	6132	0	0	319 NE 90TH ST
8	510040	0110	8/8/2005	849000	2940	1200	10	2005	3	5413	0	0	8507 8TH AV NE
8	322604	9390	4/13/2005	600000	2950	0	10	1994	3	10350	0	0	533 NE 103RD ST

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	156010	0040	9/23/2003	\$ 238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	204450	0150	8/25/2003	\$ 163,333	QUIT CLAIM DEED
3	204450	0199	2/19/2004	\$ 150,000	NON-REPRESENTATIVE SALE
3	204450	0253	9/28/2004	\$ 35,035	RELATED PARTY, FRIEND, OR NEIGHBOR
3	204450	0300	7/12/2003	\$ 110,180	QUIT CLAIM DEED; DOR RATIO
3	223980	0060	8/19/2005	\$ 464,950	QUESTIONABLE DATA
3	223980	0060	2/10/2004	\$ 395,000	QUESTIONABLE DATA
3	260520	0015	6/16/2004	\$ 135,430	RELATED PARTY, FRIEND, OR NEIGHBOR
3	271110	0075	11/10/2005	\$ 283,000	QUESTIONABLE DATA
3	271110	0075	4/11/2005	\$ 185,000	QUESTIONABLE DATA
3	527220	0035	3/22/2004	\$ 33,450	DOR RATIO
3	527220	0040	1/14/2003	\$ 135,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
3	543330	0015	4/15/2003	\$ 184,000	NON-REPRESENTATIVE SALE
3	543330	0105	7/26/2004	\$ 78,106	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
3	572450	0185	8/25/2003	\$ 165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641160	0202	12/16/2003	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641160	0410	2/10/2003	\$ 155,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
3	641160	0410	4/4/2003	\$ 155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641160	0440	1/23/2004	\$ 225,000	TEAR DOWN
3	641310	0110	6/23/2004	\$ 92,043	NO MARKET EXPOSURE; QUIT CLAIM DEED; DOR RATIO
3	641310	0110	10/4/2005	\$ 352,500	QUESTIONABLE DATA
3	641310	0182	9/3/2003	\$ 121,697	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641310	0190	5/5/2005	\$ 580,000	QUESTIONABLE DATA
3	641310	0300	3/20/2003	\$ 66,209	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
3	641360	0077	4/22/2004	\$ 150,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
3	641360	0093	2/24/2003	\$ 215,000	LIMITED REPRESENTATION
3	641360	0124	3/25/2005	\$ 172,500	%COMPLETE; PREVIOUS IMPROVEMENT VALUE <=25K
3	641360	0206	2/12/2003	\$ 130,785	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	641360	0245	9/28/2004	\$ 25,769	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641360	0256	7/21/2003	\$ 448,000	NO MARKET EXPOSURE
3	641360	0259	7/16/2003	\$ 177,753	QUIT CLAIM DEED; DOR RATIO
3	641360	0339	7/29/2003	\$ 180,000	LIMITED REPRESENTATION
3	641410	0014	12/29/2004	\$ 205,000	TEAR DOWN
3	641410	0059	5/14/2004	\$ 337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	925990	0015	10/8/2003	\$ 223,001	SECURING OF DEBT
6	116000	0130	7/20/2005	\$ 98,436	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	116000	0160	4/2/2004	\$ 325,000	NO MARKET EXPOSURE
6	116000	0160	4/10/2005	\$ 460,000	QUESTIONABLE DATA
6	116000	0405	3/18/2003	\$ 135,000	DOR RATIO
6	116000	0405	5/22/2003	\$ 166,000	TEAR DOWN; DOR RATIO
6	147220	0125	6/30/2004	\$ 220,000	NON-REPRESENTATIVE SALE
6	147220	0165	8/18/2003	\$ 250,000	NON-REPRESENTATIVE SALE
6	147220	0165	9/26/2003	\$ 265,000	NO MARKET EXPOSURE
6	510140	0925	11/1/2005	\$ 390,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	510140	0940	3/25/2004	\$ 201,600	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	510140	0985	10/11/2005	\$ 400,000	QUESTIONABLE DATA
6	510140	0991	3/4/2004	\$ 254,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	1745	3/1/2005	\$ 355,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	510140	1762	7/6/2004	\$ 260,000	NO MARKET EXPOSURE
6	510140	1873	1/24/2005	\$ 355,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	510140	1914	5/6/2003	\$ 245,000	IMPROVEMENT COUNT
6	510140	2215	9/24/2003	\$ 201,000	UNFINISHED AREA; DOR RATIO
6	510140	2215	2/28/2003	\$ 160,000	TEAR DOWN; UNFINISHED AREA; DOR RATIO
6	510140	2236	5/4/2004	\$ 335,000	RELOCATION - SALE BY SERVICE
6	510140	2236	3/2/2004	\$ 335,000	RELOCATION - SALE TO SERVICE
6	510140	2270	10/11/2005	\$ 223,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2276	2/1/2004	\$ 330,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
6	510140	2410	6/3/2005	\$ 419,000	IMPROVEMENT COUNT
6	510140	2540	6/28/2005	\$ 265,000	PREVIOUS IMPROVEMENT VALUE <=25K
6	510140	2578	9/3/2003	\$ 77,033	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2620	9/14/2004	\$ 257,000	OBSOLESCENCE
6	510140	4040	10/9/2003	\$ 240,000	QUIT CLAIM DEED; AND OTHER WARNINGS
6	510140	4074	8/1/2005	\$ 300,000	EXEMPT FROM EXCISE TAX
6	510140	4093	10/24/2005	\$ 272,600	QUESTIONABLE DATA
6	510140	4133	4/22/2003	\$ 147,000	QUIT CLAIM DEED; DOR RATIO
6	510140	4143	7/29/2004	\$ 350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
6	510140	5051	8/8/2005	\$ 59,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	5268	7/22/2004	\$ 139,700	QUIT CLAIM DEED; DOR RATIO
6	510140	5338	6/17/2003	\$ 249,700	QUESTIONABLE PER APPRAISAL
6	510140	5733	2/12/2003	\$ 189,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
6	510140	5945	11/18/2005	\$ 365,000	QUESTIONABLE DATA
6	510140	7250	2/20/2004	\$ 37,545	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	7285	9/27/2004	\$ 360,000	SEGREGATION AND/OR MERGER
6	510140	7305	6/17/2005	\$ 134,827	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	7430	9/15/2005	\$ 475,000	ACTIVE PERMIT BEFORE SALE > 25K
6	510140	7805	5/23/2003	\$ 27,279	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	8453	10/2/2003	\$ 355,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	510140	8490	5/10/2005	\$ 268,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	510140	8531	11/7/2003	\$ 245,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
6	510140	8575	10/28/2004	\$ 190,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
6	510140	8616	10/18/2005	\$ 478,000	QUESTIONABLE DATA
6	510140	8700	10/26/2005	\$ 357,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	510140	8731	4/28/2004	\$ 327,500	TEAR DOWN; ESTATE ADMINISTRATOR, AND OTHER WARNINGS;
6	510140	8751	5/25/2004	\$ 350,835	TEAR DOWN; SEGREGATION AND/OR MERGER
6	510140	8765	4/26/2004	\$ 322,000	SEGREGATION AND/OR MERGER
6	510140	8774	9/30/2003	\$ 349,950	RELOCATION - SALE BY SERVICE
6	510140	8774	9/30/2003	\$ 349,950	RELOCATION - SALE TO SERVICE
6	510140	8835	9/13/2003	\$ 133,721	QUIT CLAIM DEED; DOR RATIO
6	557720	0285	11/3/2005	\$ 464,300	QUESTIONABLE DATA
6	557720	0499	5/7/2004	\$ 320,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	741120	0026	8/21/2003	\$ 297,000	OBSOLESCENCE
6	741120	0026	4/7/2003	\$ 213,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	743450	0020	11/29/2004	\$ 257,500	LIMITED REPRESENTATION
6	743450	0040	1/26/2005	\$ 91,426	DOR RATIO
6	802420	1565	4/25/2003	\$ 165,000	NON-REPRESENTATIVE SALE
6	802420	1659	6/26/2003	\$ 386,000	SEGREGATION AND/OR MERGER
6	802420	1670	5/7/2004	\$ 165,000	PREVIOUS IMPROVEMENT VALUE <=25K
6	802420	1680	2/12/2003	\$ 78,172	STATEMENT TO DOR; DOR RATIO
6	802420	1965	2/21/2003	\$ 310,000	IMPROVEMENT COUNT
6	802420	2156	2/1/2005	\$ 311,952	NO MARKET EXPOSURE
6	802420	2156	9/9/2005	\$ 484,500	QUESTIONABLE DATA
6	802420	2165	8/18/2005	\$ 500,000	QUESTIONABLE DATA
6	802420	2335	9/26/2005	\$ 469,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	802420	2335	4/22/2004	\$ 355,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	864150	0340	11/21/2003	\$ 182,500	LIMITED REPRESENTATION
6	890100	0070	7/30/2003	\$ 235,000	NON-REPRESENTATIVE SALE
6	890100	0170	5/17/2005	\$ 2,295	RELATED PARTY, FRIEND, OR NEIGHBOR
6	890100	0180	4/11/2003	\$ 240,000	NO MARKET EXPOSURE; DOR RATIO
6	890100	0235	8/22/2003	\$ 249,950	NON-REPRESENTATIVE SALE
6	890100	0741	10/24/2005	\$ 45,838	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
6	890100	0785	4/13/2005	\$ 474,000	SEGREGATION AND/OR MERGER
6	890100	1445	1/13/2004	\$ 217,000	NON-REPRESENTATIVE SALE
6	890100	1455	5/4/2005	\$ 625,000	TEAR DOWN; NO MARKET EXPOSURE
6	890100	1515	10/17/2003	\$ 416,000	TEAR DOWN; SEGREGATION AND/OR MERGER
6	890100	1516	7/29/2005	\$ 750,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE > 25K
6	890100	1520	5/27/2003	\$ 422,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
6	890150	0060	7/14/2005	\$ 649,950	QUESTIONABLE DATA
6	890150	0081	8/4/2005	\$ 153,200	RELATED PARTY, FRIEND, OR NEIGHBOR
6	890200	0064	1/17/2003	\$ 103,671	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	890200	0131	4/4/2004	\$ 447,000	SEGREGATION AND/OR MERGER
6	890200	0266	4/7/2003	\$ 214,950	NON-REPRESENTATIVE SALE
6	890350	0063	6/2/2003	\$ 280,000	NO MARKET EXPOSURE
7	206110	0515	5/18/2005	\$ 603,000	SEGREGATION AND/OR MERGER
7	206110	0790	12/27/2004	\$ 298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	246440	0300	2/22/2005	\$ 450,000	QUESTIONABLE DATA
7	246440	0495	9/15/2005	\$ 649,000	QUESTIONABLE DATA
7	246440	0625	3/28/2003	\$ 180,000	NON-REPRESENTATIVE SALE
7	287860	0635	1/29/2004	\$ 151,240	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	287860	1060	3/31/2003	\$ 359,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
7	297980	0330	5/22/2003	\$ 162,934	STATEMENT TO DOR; DOR RATIO
7	297980	0540	5/20/2005	\$ 465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	297980	0680	9/24/2003	\$ 274,500	RELOCATION - SALE BY SERVICE
7	297980	0680	8/19/2003	\$ 274,500	RELOCATION - SALE TO SERVICE
7	297980	1115	8/4/2003	\$ 328,835	OBSOLESCENCE
7	354390	0266	7/25/2003	\$ 275,000	QUESTIONABLE DATA

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	354490	0056	11/30/2005	\$ 330,750	ACTIVE PERMIT BEFORE SALE > 25K
7	354490	0105	8/13/2003	\$ 163,468	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	373590	0005	6/21/2005	\$ 215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	373590	0330	8/25/2004	\$ 424,950	UNFINISHED AREA
7	373590	0590	5/25/2005	\$ 102,456	QUIT CLAIM DEED; DOR RATIO
7	614870	0050	2/24/2005	\$ 791,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	688480	0150	1/7/2004	\$ 266,750	UNFINISHED AREA
7	688480	0325	5/27/2004	\$ 55,358	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	688480	0325	9/4/2003	\$ 48,625	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	688480	0385	5/13/2003	\$ 343,300	UNFINISHED AREA
7	772060	0080	6/1/2003	\$ 270,000	NON-REPRESENTATIVE SALE
7	772060	0095	3/29/2004	\$ 94,357	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	860490	0345	3/14/2005	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	890450	0035	9/9/2004	\$ 234,950	NON-REPRESENTATIVE SALE
7	890450	0035	3/24/2004	\$ 203,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
8	199520	0185	8/1/2005	\$ 315,000	NO MARKET EXPOSURE
8	199520	0185	3/7/2005	\$ 251,000	NO MARKET EXPOSURE
8	199520	0190	7/27/2005	\$ 380,000	QUESTIONABLE DATA
8	199520	0210	12/19/2005	\$ 275,000	PREVIOUS IMPROVEMENT VALUE <=25K; TEAR DOWN
8	199520	0260	12/12/2005	\$ 725,000	PREVIOUS IMPROVEMENT VALUE <=25K
8	199520	0260	6/24/2004	\$ 230,000	TEAR DOWN; PREVIOUS IMPROVEMENT VALUE <=25K
8	199620	0060	7/27/2004	\$ 125,492	RELATED PARTY, FRIEND, OR NEIGHBOR
8	227400	0055	11/3/2003	\$ 240,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
8	322604	9085	7/21/2005	\$ 422,500	QUESTIONABLE DATA
8	322604	9091	5/27/2003	\$ 315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9120	12/27/2005	\$ 455,000	NO MARKET EXPOSURE
8	322604	9120	12/21/2005	\$ 444,000	NO MARKET EXPOSURE
8	322604	9192	3/2/2004	\$ 220,000	DOR RATIO
8	322604	9221	12/6/2003	\$ 86,392	RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9253	9/5/2003	\$ 200,000	UNFINISHED AREA
8	322604	9395	6/24/2003	\$ 235,000	NON-REPRESENTATIVE SALE
8	322604	9403	7/14/2003	\$ 95,894	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	322604	9422	12/12/2005	\$ 619,000	QUESTIONABLE DATA
8	322604	9464	8/13/2003	\$ 287,000	NON-REPRESENTATIVE SALE
8	322604	9560	10/20/2004	\$ 141,950	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	322604	9560	10/20/2004	\$ 139,600	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	394690	0095	4/28/2005	\$ 130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	437070	0020	10/13/2005	\$ 450,000	QUESTIONABLE DATA
8	437070	0115	8/31/2005	\$ 172,500	PREVIOUS IMPROVEMENT VALUE <=25K
8	437070	0130	9/29/2003	\$ 155,000	NO MARKET EXPOSURE; DOR RATIO
8	510040	0035	12/22/2005	\$ 742,000	IMPROVEMENT COUNT
8	510040	0042	7/13/2004	\$ 350,000	IMPROVEMENT COUNT; RELATED PARTY, FRIEND, OR NEIGHBOR
8	510040	0115	5/25/2004	\$ 465,000	TEAR DOWN; SEGREGATION AND/OR MERGER
8	510040	1144	12/17/2003	\$ 467,000	SEGREGATION AND/OR MERGER
8	510040	1226	3/30/2005	\$ 475,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	510040	1585	7/28/2005	\$ 299,950	TEAR DOWN
8	510040	2257	1/29/2003	\$ 103,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	510040	2400	11/4/2004	\$ 560,000	SEGREGATION AND/OR MERGER
8	510040	2400	4/19/2004	\$ 510,000	SEGREGATION AND/OR MERGER
8	510040	2455	5/20/2004	\$ 412,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
8	510040	2739	1/14/2004	\$ 270,000	NO MARKET EXPOSURE
8	510040	2800	1/6/2003	\$ 245,000	NON-REPRESENTATIVE SALE
8	510040	2836	12/30/2005	\$ 729,500	ACTIVE PERMIT BEFORE SALE > 25K
8	510040	2836	9/17/2004	\$ 257,000	TEAR DOWN
8	510040	3178	7/9/2004	\$ 375,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
8	510040	3348	8/25/2005	\$ 550,000	1031 TRADE
8	510040	3348	8/12/2005	\$ 550,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	510040	3351	10/20/2005	\$ 430,500	QUESTIONABLE DATA
8	510040	3402	8/5/2005	\$ 25,441	QUIT CLAIM DEED; DOR RATIO
8	510040	3423	10/16/2003	\$ 439,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
8	510040	3459	4/22/2003	\$ 210,000	NON-REPRESENTATIVE SALE
8	510140	3849	5/4/2004	\$ 295,000	PREVIOUS IMPROVEMENT VALUE <=25K
8	510140	3849	5/23/2003	\$ 197,157	FORCED SALE; PREVIOUS IMPROVEMENT VALUE <=25K
8	510140	3915	3/4/2003	\$ 182,000	LIMITED REPRESENTATION
8	510140	4018	8/26/2005	\$ 416,200	RELOCATION - SALE BY SERVICE
8	510140	4018	8/31/2005	\$ 416,200	RELOCATION - SALE TO SERVICE
8	510140	4900	11/18/2005	\$ 182,732	RELATED PARTY, FRIEND, OR NEIGHBOR
8	510140	5067	4/10/2003	\$ 96,337	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
8	510140	5112	2/4/2003	\$ 278,000	UNFINISHED AREA
8	510140	5391	6/29/2005	\$ 377,000	QUESTIONABLE DATA
8	510140	5391	3/9/2004	\$ 350,000	SEGREGATION AND/OR MERGER
8	510140	5393	11/15/2004	\$ 190,000	DOR RATIO
8	510140	6104	5/25/2005	\$ 435,000	PREVIOUS IMPROVEMENT VALUE <=25K
8	510140	6152	8/16/2005	\$ 110,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	510140	6186	2/3/2003	\$ 230,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	510140	6231	9/14/2004	\$ 230,000	DOR RATIO
8	510140	6231	3/18/2003	\$ 167,500	DOR RATIO
8	510140	6372	1/17/2003	\$ 31,112	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	510140	6390	11/3/2003	\$ 277,000	NON-REPRESENTATIVE SALE
8	510240	0070	7/16/2004	\$ 379,000	IMPROVEMENT COUNT
8	510240	0070	4/5/2005	\$ 330,000	IMPROVEMENT COUNT
8	638600	0130	3/17/2003	\$ 300,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE;
8	691470	0065	4/21/2003	\$ 327,500	1031 TRADE
8	802420	0152	5/26/2004	\$ 157,250	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	802420	0745	6/21/2004	\$ 250,000	QUESTIONABLE PER SALES IDENTIFICATION
8	802420	0935	12/10/2003	\$ 96,496	RELATED PARTY, FRIEND, OR NEIGHBOR
8	802420	0938	10/7/2005	\$ 733,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE > 25K
8	802420	0938	6/22/2004	\$ 210,000	% COMPLETE; DOR RATIO
8	802420	1170	3/31/2005	\$ 383,500	NO MARKET EXPOSURE
8	802420	1205	1/28/2003	\$ 250,000	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	802420	1235	3/17/2003	\$ 52,106	DOR RATIO
8	802420	1503	11/23/2005	\$ 449,000	QUESTIONABLE DATA
8	920600	0135	7/27/2004	\$ 390,000	UNFINISHED AREA



**King County**  
**Department of Assessments**  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: February 15, 2006  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr